



# Draft Wicklow Town – Rathnew LAP Submission - Report

Who are you:	Agent
Name:	Clouddale Ltd.
Reference:	DWTRLAP-182429
Submission Made	November 20, 2024 6:48 PM

## Topic

### Overall Vision and Strategy of LAP

#### Submission

The enclosed planning submission on behalf of Clouddale Ltd. is attached for the Council's consideration. It highlights that 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.

## Topic

### Residential Development

#### Submission

The strategy is clearly intended to incorporate a degree of flexibility that has regard to the fact that the Core Strategy in the 2022 County Development Plan is based on outdated 2016 Census data and is already dated. Therefore, there is insufficient lands set for Priority 1 zoning.

The Draft incorporates a Priority zoning strategy based on sequential land use in accordance with the NPF and Development Plan Guidelines. The criteria for allowing development in Priority 2 lands is overly rigid. The priority 1 lands include many sites that are less feasible to deliver. The LAP's disposition to not even 'consider' development proposals on Priority 2 lands until Priority 1 are commenced will delay development unnecessarily.

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 sequential development which is sufficiently robust without an additional layer of tests.

## Topic

Land Use Zoning Map

## Submission

The attached planning submission document illustrates the proposal to rezone lands at Ballyguile from RN2 (Priority 2) to RN1 (Priority 1) for land parcels adjoining Ballyguile Road. It is also proposed that the settlement boundary at Ballyguile should be restored to the 2013 settlement boundary and former Strategic Land Bank to Priority 2 SH2 Residential zoning.

## File

2290 - WKLAPB-Clouddale Submisison.pdf, 1.92MB

# Draft Wicklow Town-Rathnew Local Area Plan 2025

Submission on behalf of Clouddale Ltd in respect of lands  
at Ballyguile, Wicklow Town

20 November 2024



MACCABE DURNEY BARNES



20 Fitzwilliam Place, Dublin 2,  
D02YV58, Ireland



Phone. +353 1 6762594



[planning@mdb.ie](mailto:planning@mdb.ie)



[www.mdb.ie](http://www.mdb.ie)

<b>Document status</b>					
<b>Job Number: 2290</b>					
<b>Job Title: Wickow-Rathnew LAP Ballyguile</b>					
<b>Version</b>	<b>Purpose of document</b>	<b>Authored by</b>	<b>Reviewed by</b>	<b>Approved by</b>	<b>Review date</b>
<b>V0</b>	Working Draft	RH/JB	RH	RH	18/11/24
<b>V1</b>	Final	RH	JB	RH	20/11/24

© Copyright MacCabe Durney Barnes Limited. All rights reserved.

The report has been prepared for the exclusive use of our client and unless otherwise agreed in writing by MacCabe Durney Barnes Limited no other party may use, make use of or rely on the contents of this report. The report has been compiled using the resources agreed with the client and in accordance with the scope of work agreed with the client. No liability is accepted by MacCabe Durney Barnes Limited for any use of this report, other than the purpose for which it was prepared. MacCabe Durney Barnes Limited accepts no responsibility for any documents or information supplied to MacCabe Durney Barnes Limited by others and no legal liability arising from the use by others of opinions or data contained in this report. It is expressly stated that no independent verification of any documents or information supplied by others has been made. MacCabe Durney Barnes Limited has used reasonable skill, care and diligence in compiling this report and no warranty is provided as to the report’s accuracy. No part of this report may be copied or reproduced, by any means, without the written permission of MacCabe Durney Barnes Limited.



## TABLE OF CONTENTS

1.	INTRODUCTION.....	1
1.1	Background .....	1
1.2	Report Structure .....	1
2.	POLICY FRAMEWORK.....	4
2.1	National.....	4
2.2	Regional.....	8
2.3	Wicklow County Development Plan 2022-2028 .....	10
3.	DRAFT WICKLOW TOWN-RATHNEW LOCAL AREA PLAN 2025 – GENERAL SUBMISSIONS.....	13
3.1	Chapter 1 – Overall Approach.....	13
3.2	Chapter 2 – Overall Vision and Strategy.....	14
3.3	Chapter 3 Residential Development.....	16
3.4	Chapter 11 – ZONING AND LAND USE.....	18
4.	SITE SUBMISSIONS – LANDS AT BALLYGUILLE .....	24
5.	CONCLUSIONS.....	28

## LIST OF TABLES

Table 1: ESRI Population Projections .....	5
Table 2: Structural Housing Demand Projections by Local Authority .....	5
Table 3 Wicklow Settlement / Aggregate Settlement Housing Targets to Q2 2028 and Q4 2031 (Table 3.5).....	10
Table 4 Housing development completed, underway and permitted in Co. Wicklow (CDP Table 3.6).....	10

## TABLE OF FIGURES

Figure 1 Zoning Map Extract- Wicklow Town and Rathnew Development Plan 2013-2019 .....	3
Figure 2 Zoning Map Extract Draft Wicklow Town-Rathnew Local Area Plan 2025.....	3
Figure 3: RSES Settlement Strategy.....	9
Figure 4 Zoning Map Draft Wicklow Town-Rathnew Local Area Plan 2025.....	20
Figure 5 Zoning Map - Wicklow Town and Rathnew Development Plan 2013-2019.....	21
Figure 6 Wicklow Town and Rathnew Settlement Boundary 2013 and CSO Boundary .....	22
Figure 7 Proposed zoning for Clouddale lands at Ballyguile.....	24
Figure 8 Site layout plan Granted under Ref. 15/595 .....	25
Figure 9 Site for Phase II layout proposed under Ref. 23627 .....	27

# 1. INTRODUCTION

## 1.1 Background

MacCabe Durney Barnes has prepared this submission on behalf of **Clouddale Ltd**, Avaltygort, Killygordon, Co. Donegal in response to the Draft Wicklow Town-Rathnew Local Area Plan (LAP) 2025.

Clouddale Ltd welcomes the preparation of the Draft Wicklow Town-Rathnew LAP, which will provide an important framework for the development of the town up to 2031 and beyond. This submission is focussed on strategic policy and residential zoning strategies, and in particular lands at Ballyguile on the southside of the town. The site is about 1.5kms from Wicklow town centre. On the north western side of Ballyguile Road and opposite the site is the Rosehill housing development. The Ballyguile Road continues to the northeast towards the town centre and has footpaths on both sides commencing at the Hillview housing development. To the south west Ballyguile Road links with the R761 and subsequently the M11.

The subject lands have the benefit of precedent for Development from An Bord Pleanála under Ref. 245688 for which permission has now expired. Therefore, in principle the Board and WCC has accepted the rationale for residential development. However, the new Draft LAP has relegated the zoning of the front of the site to RN2 Priority 2 zoning and de-zoned the rest of the land holding completely (outside the development boundary) as illustrated on Figures 1 and 2 below. This submission presents the cogent planning case that these changes in the new plan are not in accordance with the proper planning and development of the area.

This submission sets out the relevant national and regional policy context that Clouddale believe should inform the drafting of the new LAP and ultimately the future growth of Wicklow Town and Rathnew.

## 1.2 Report Structure

Section 2 of this Draft LAP Submission sets out the relevant strategic policy provisions at national, regional and local level that have a significant influence on the content of the Draft LAP, providing an important benchmark as to whether the LAP has the capacity to deliver on pressing planning, demographic and housing needs.

Section 3 presents an analysis of pertinent policies and objectives of the Draft LAP and highlighting potential policy issues that warrant amendment in the plan.

Section 4 addresses site specific issues for Clouddale's lands at Ballyguile.

Section 5 Conclusions summarises the Clouddale's position on the document.

### Summary of Key Issues:

- 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. Wicklow County Council acknowledges that the plan preparation is set against a dynamic context of population forecasts and strategic policy evolution. However it does not reflect the town's role as a 'Core Region Key Town' within the Dublin Region.
- The strategy is clearly intended to incorporate a degree of flexibility that has regard to the fact that the Core Strategy in the 2022 County Development Plan is based on outdated 2016 Census data and is already dated and obsolete. Therefore, there is insufficient lands set for Priority 1 zoning.
- The Draft LAP has in effect de-prioritised lands at Ballyguile (with established planning permissions) to Priority 2 (RH2) Residential which undermines previous planning assessments (including An Bord Pleanála decisions) that the lands are suitable for residential development.
- The Draft LAP proposes to change the settlement boundary with an arbitrary cut-off that regards all lands outside as "rural". Some of these lands (including those at Ballyguile) are highly suitable for the next phase of development as the town grows.
- The Wicklow Town and Rathnew 2013 Settlement Boundary should be retained in the new Draft LAP as previous lands identified this Strategic Land Bank as being within the potential built envelope of the settlement and which could be considered for detailed zoning and development after 2019.
- The Clouddale lands are serviced, have road frontage and public transport access as well social infrastructure in the south of Wicklow Town. The lands consolidate the built-up area of Ballyguile and is effectively an infill greenfield site, set amongst an existing neighbourhood.
- The Draft incorporates a Priority zoning strategy that based on sequential land use in accordance with the NPF and Development Plan Guidelines. The criteria for allowing development in Priority 2 lands is overly rigid. The Priority 1 lands include many sites that are less feasible to deliver.
- 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 sequential development which is sufficiently robust without an additional layer of tests.
- Having regard to the criteria in Section 6.3.4 of the County Plan on phasing, the site;
  - Does not 'leapfrog' existing sites;
  - Presents an infill opportunities and better use of under-utilised land; and
  - Comprises an area which adjoins existing developed areas.
- The LAP's disposition to not even 'consider' development proposals on Priority 2 lands until Priority 1 are commenced will delay development unnecessarily.
- The RSES requires Local authorities to ensure sufficient zoned and serviced land is available at appropriate locations capable of meeting the housing needs of the targeted population.
- Overall, it is submitted that Clouddale's lands at Ballyguile should be brought into RH1 Priority 1 zoning designation, with the wider land holding defined as RH2 Priority 2 Residential lands.

Figure 1 and 2 below shows the lands at Ballyguile to which this submission addresses as shown in the previous LAP and Draft LAP. The zoning of the two parcels of the site on Ballyguile Road would change from R3 to RN2 Residential. Lands to the rear of the site would change from SLB: Strategic Land Bank to Rural.

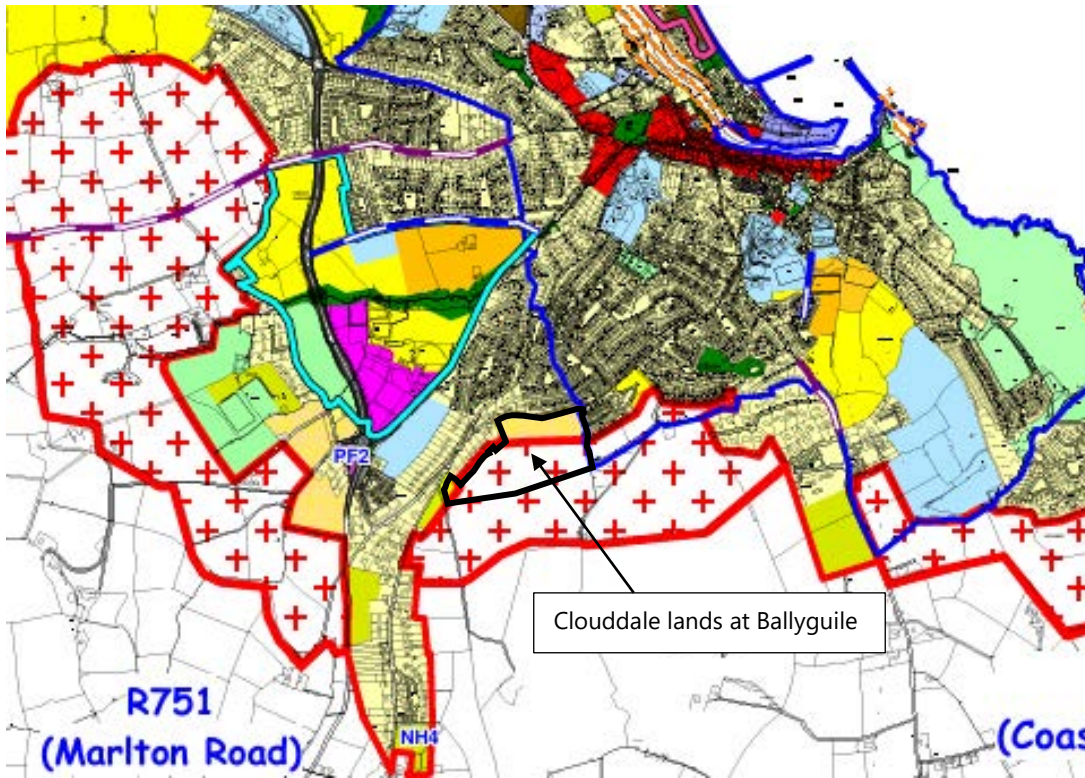


Figure 1 Zoning Map Extract- Wicklow Town and Rathnew Development Plan 2013-2019

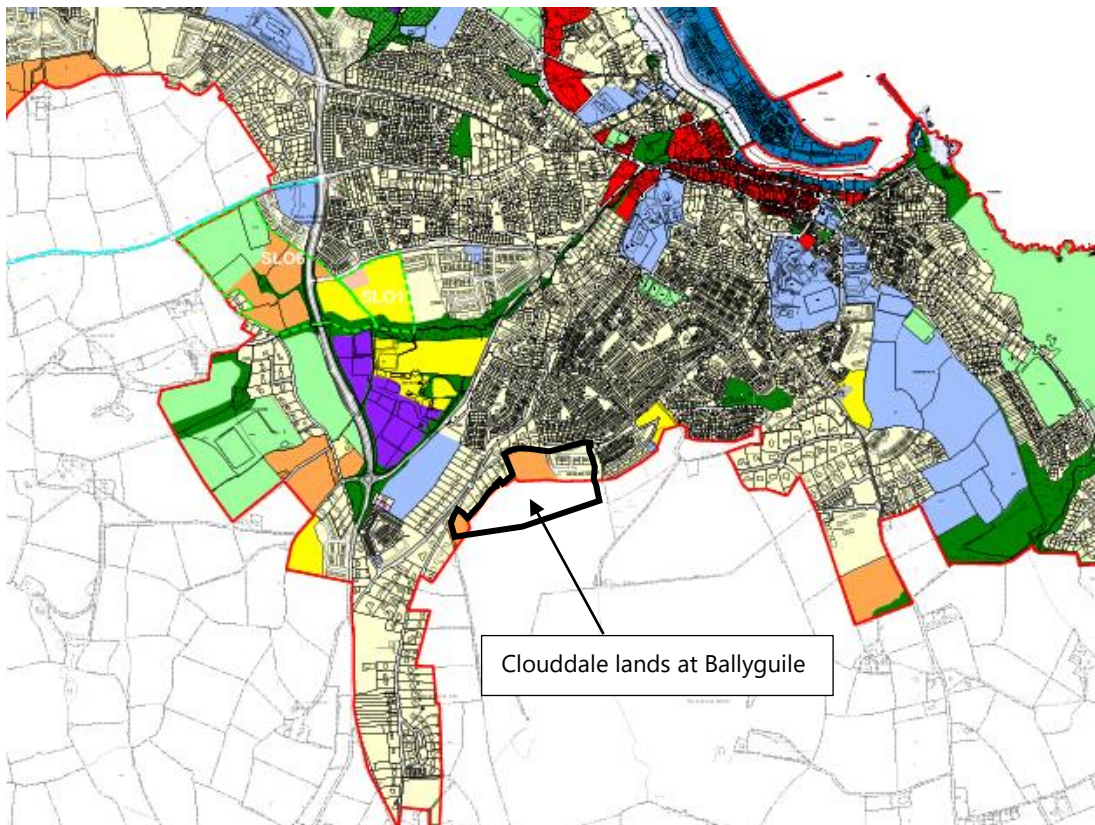


Figure 2 Zoning Map Extract Draft Wicklow Town-Rathnew Local Area Plan 2025



## 2. POLICY FRAMEWORK

The LAP will need to comply with the provisions of higher level national, regional and county development plan policies and guidelines in accordance with section 19 of the Planning and Development Act 2000. A number of key policy documents are considered below.

### 2.1 National

#### 2.1.1 National Planning Framework

The National Planning Framework (NPF) guides national, regional and local planning decisions until 2040 as the high-level strategic plan for shaping the future growth and development. There are 10 National Strategic Outcomes (NSOs). Several policy objectives may be considered applicable to the preparation of the Plan.

- **National Policy Objective 3a** - This states that it is a national policy objective to 'deliver at least 40% of all new homes nationally within the built-up envelope of existing urban settlements'.
- **National Policy Objective 11** - 'In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.' -
- **National Policy Objective 32** - 'To target the delivery of 550,000 additional households to 2040 National Policy.'
- **National Policy Objective 33** - 'Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.'
- **National Policy Objective 35** - 'Increase residential density in settlements, through a range of measures including reductions in vacancy, reuse of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.'
- **National Policy Objective 72a** - 'Planning authorities will be required to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan.'
- **National Policy Objective 72b** - 'When considering zoning lands for development purposes that require investment in service infrastructure, planning authorities will make a reasonable estimate of the full cost of delivery of the specified services and prepare a report, detailing the estimated cost at draft and final plan stages.'
- **National Policy Objective 72c** - 'When considering zoning land for development purposes that cannot be serviced within the life of the relevant plan, such lands should not be zoned for development.'

The above policies are of particular relevance to the form, nature and extent of the zoning in Wicklow-Rathnew. It means that plans will need to relate the population targets to the levels and location of future land-use zoning. Effective implementation will require substantially better linkage between zoning of land and the availability of infrastructure. In the zoning of land, planning authorities are required to apply a tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan.

### 2.1.2 ESRI Population Projections, The Flow of new Households and Structural Housing Demand (July 2024)

Further to Census 2022, the Department of Housing, Local Government and Heritage engaged the Economic Social and Research Institute (ESRI) to update their previous projections relating to population growth to 2040, based on demographic and econometric modelling and having regard to the results of Census 2022 and other factors with potential to influence fertility, mortality and migration trends.

At a regional level, while all regions are expected to experience population growth over the projection horizon, the Eastern and Midlands region is expected to experience relatively higher growth, concentrated in the Dublin and Mid-East regions. At the local authority level, the report found that Kildare, Meath, Fingal, South Dublin, Dublin City, Galway City, Wicklow and Laois have lower levels of structural housing demand than population share.

**Table 1: ESRI Population Projections**

**TABLE A.1 POPULATION PROJECTIONS**

	Population ('000) Baseline				Annual Growth in %, 2022–2040		
	2022	2027	2032	2040	Baseline	High Migration	Low Migration
<b>State</b>	<b>5184.0</b>	<b>5532.1</b>	<b>5781.0</b>	<b>6106.1</b>	<b>1.0%</b>	<b>1.2%</b>	<b>0.8%</b>
<b>Wicklow</b>	156.9	166.3	172.9	182.9	0.9%	1.1%	0.8%

**Table 2: Structural Housing Demand Projections by Local Authority**

**TABLE A.2 STRUCTURAL HOUSING DEMAND PROJECTIONS BY LOCAL AUTHORITY**

	Average Across All Assumptions		Lowest		Highest	
	2023–2030	2030–2040	2023–2030	2030–2040	2023–2030	2030–2040
			low migr, current trend headship & 0.25% obs.		high migr, lower hh size headship & 0.5% obs.	
<b>State</b>	<b>44,047</b>	<b>39,654</b>	<b>35,018</b>	<b>27,805</b>	<b>53,294</b>	<b>52,445</b>
<b>Wicklow</b>	1,141	1,129	912	816	1,374	1,465

### 2.1.3 Revised National Planning Framework (July 2024)

The draft Revision of the NPF was published in July 2024, and focuses on the need to update the Framework in order to appropriately reflect emerging changes to government policy such as climate transition, regional development, demographics, digitalisation and investment and prioritisation. On 5th November 2024, Government agreed to progress and publish a draft schedule of amendments. It is anticipated that the Revised NPF will be published, prior to the LAP coming into effect by August 2025.

The draft revised Framework notes “in setting overall targets for future growth, it is a pattern of development that is being targeted, rather than precise numbers.” The updated projection is that the population of Ireland will increase to approximately 5.7 million by 2030 and to 6.1 million by 2040. Given the key role of international migration in shaping population growth in Ireland, the ESRI have also modelled a higher international migration scenario with a projected population of 6.3 million people by 2040 (baseline + 200,000). The ESRI projections form the basis for the revised NPF. This means that the NPF will now need to plan for a population of 6.1 million by 2040, an additional 250,000 people over that planned for in 2018. The increase in population projections over the 2018 NPF effectively require nearly a doubling of households

The revised draft provides for alternative population projections for the Eastern and Midlands Region under NPO 3, with approximately 470,000 additional people between 2022 and 2040 (c. 690,000 additional people over a period of 2016-2040), equating to a population of almost 3 million.

This results in an underestimation of c. 150,000 persons (or some 60,000 dwellings) expected to reside within the Eastern and Midland Region as currently published in the NPF (2018). This will result in the need to recalibrate the Housing Need and Demand Assessment model to align with the updated ESRI Regional Demographics and Structural Housing Demand research. The revised framework includes the following relevant policy:

- **National Policy Objective 9:** Deliver at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, within their existing built-up footprints and ensure compact and sequential patterns of growth.
- **National Policy Objective 17** - In each Regional Assembly area, settlements not identified in Policy 4 or 5 of this Framework<sup>1</sup>, may be identified for significant (i.e. 30% or more above 2022 population levels) rates of population growth at regional and local planning stages, provided this is subject to:
  - Agreement (regional assembly, metropolitan area and/or local authority as appropriate); Balance with strategies for other urban and rural areas (regional assembly, metropolitan area and/or local authority as appropriate), which means that the totality of planned population growth has to be in line with the overall growth target; and
  - A co-ordinated strategy that ensures alignment with the delivery of investment in infrastructure and the provision of employment, together with supporting amenities and services.
- **National Policy Objective 42** - To target the delivery of housing to accommodate approximately 50,000 additional homes households per annum to 2040.

#### 2.1.4 Development Plans – Guidelines for Planning Authorities (June 2021)

While the subject plan is a local area plan, the Development Plan Guidelines sets out relevant guidance for the zoning, identification of land use strategies and phasing and sequencing of development. This is of relevance, as the local area plan is sets out the zoning framework and overall form of Wicklow Town-Rathnew. It directs that housing demand and zoning requirements across all settlements within the planning authority area are based on the settlement capacity audit which addresses housing estimates for tier 1 and tier 2 services lands. “It

---

<sup>1</sup> Wicklow Town is not identified in NPO 4 (existing five cities and their suburbs) or NPO 5 (Athlone, Sligo, Letterkenny-Derry and Drogheda-Dundalk)

*is a policy and objective of these Guidelines that planning authorities adopt a sequential approach when zoning lands for development, whereby the most spatially centrally located development sites in settlements are prioritised for new development first, with more spatially peripherally located development sites being zoned subsequently."*

The Guidelines indicate that the "...the purpose of the sequential approach is to avoid development 'leapfrogging' to less centrally". Section 4.4.1 states that:

*"It is a policy and objective of these Guidelines that zoned housing land in an existing development plan, that is serviced and can be developed for housing within the life of the new development plan under preparation, **should not be subject to de-zoning**"*

### **Housing for All**

Accelerating delivery of housing for the private, social and rented sectors is a key priority for the Government. Ensuring sufficient stable and sustained provision of housing that is affordable, in the right locations, meets peoples different needs and is of lasting quality.

**Housing for All - a New Housing Plan for Ireland** further developed the government's housing policy from 2021 to 2030. It is a multi-annual, multi-billion euro plan which will improve Ireland's housing system and deliver more homes of all types for people with different housing needs. The government's vision for the housing system over the longer term is to achieve a steady supply of housing in the right locations with economic, social and environmental sustainability built into the system. It states (section 3.1):

***By 2040, an additional one million people will be living in Ireland. The State is acting decisively to activate supply across both public and private lands. This is critical to ensuring that the new homes to be built over the next decade are located where housing demand is greatest and where there is good accessibility to employment, education, public transport, and other services and amenities***

The report states at Section 3:

***Increased housing output is needed in all sectors - private, affordable and social – to meet the needs of people in a wide variety of circumstances. To build housing, we need land. This land needs to be serviced with transport, utilities and other infrastructure. Recent reports by the National Economic and Social Council (NESC) highlighted dysfunctional aspects of our system of urban development, land management and housing. The report called for a 'whole of system' approach to bridge the gap between supply and demand. Housing for All provides this approach.***

Housing for all states:

***It may be necessary for a Local Authority to zone more serviced land in a development plan than would equate to meeting precisely the projected housing demand for that settlement, to provide choice in sites locally and to avoid restricting the supply of new housing development through inactivity on a particular landholding. These additional provisions are detailed in updated Development Plan Guidelines (DPGs) for Planning Authorities,***

The Minister for Housing Local Government and Heritage, Darragh O'Brien commented on housing supply issues at the launch of the housing body Respond's annual report in October 2022. Noting that the Government is

reviewing the National Planning Framework to assess how much zoned residential land is needed across the country, Minister O'Brien stated<sup>2</sup> *"I believe that we need more land zoned."*

***"I've told all of our local authorities through the development plans that no zoned service land should be de-zoned .... We're in the middle of a housing crisis. We need homes built."***

The Minister has directed planning authorities to ensure *".....that there is sufficient zoned and serviced land available at suitable locations to facilitate the development of housing and sustainable communities. In the period pending finalisation and approval of the updated National Planning Framework,<sup>3</sup>"* Restricting the development of zoned and serviceable land, thereby restricting of housing supply is inconsistent with the policy of the Minister for Housing Local Government and Heritage.

## 2.2 Regional

### 2.2.1 Eastern and Midland Regional Assembly –Regional Spatial & Economic Strategy (RSES) (2019-2031)

The Regional Economic and Spatial Strategy (RSES) sets out 16 Regional Strategic Outcomes (RSOs), including RSO 1 – Sustainable Settlement Patterns and RSO 2 – Compact Sustainable Growth. In relation to Compact Sustainable Growth it states;

- **RPO 3.2:** Local authorities, in their core strategies shall set out measures to achieve compact urban development targets of at least 50% of all new homes within or contiguous to the built up area of Dublin city and suburbs and a target of at least 30% for other urban areas.

The RSES establishes three regions, the Metropolitan Area, the Core Region and the Gateway Region. It also establishes the settlement hierarchy, summarised below in Figure 3.

- **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.
- **RPO 4.56:** Support enhancement and expansion of Wicklow Port and Harbour, to expand commercial berthing and pleasure craft capacity subject to a feasibility study with particular focus on avoiding adverse impacts on the integrity of adjacent European Sites.
- **RPO 4.57:** Support the development of Wicklow Rathnew as a tourism hub having regard to its accessibility to key tourist destinations in the Region.
- **RPO: 4.58:** To support ongoing investment in rail infrastructure to ensure its continued renewal, maintenance and improvement to a high level to ensure high quality of frequency, safety, service, accessibility and connectivity.

---

<sup>2</sup> Source: <https://www.breakingnews.ie/amp/ireland/more-land-needs-to-be-zoned-for-house-building-says-housing-minister-1372649.html>

<sup>3</sup> Press release 31<sup>st</sup> August 2024.

**Wicklow Town-Rathnew** is identified as a ‘**Core Region Key Town**’. The following regional policy objectives are set out for Wicklow-Rathnew Key Town

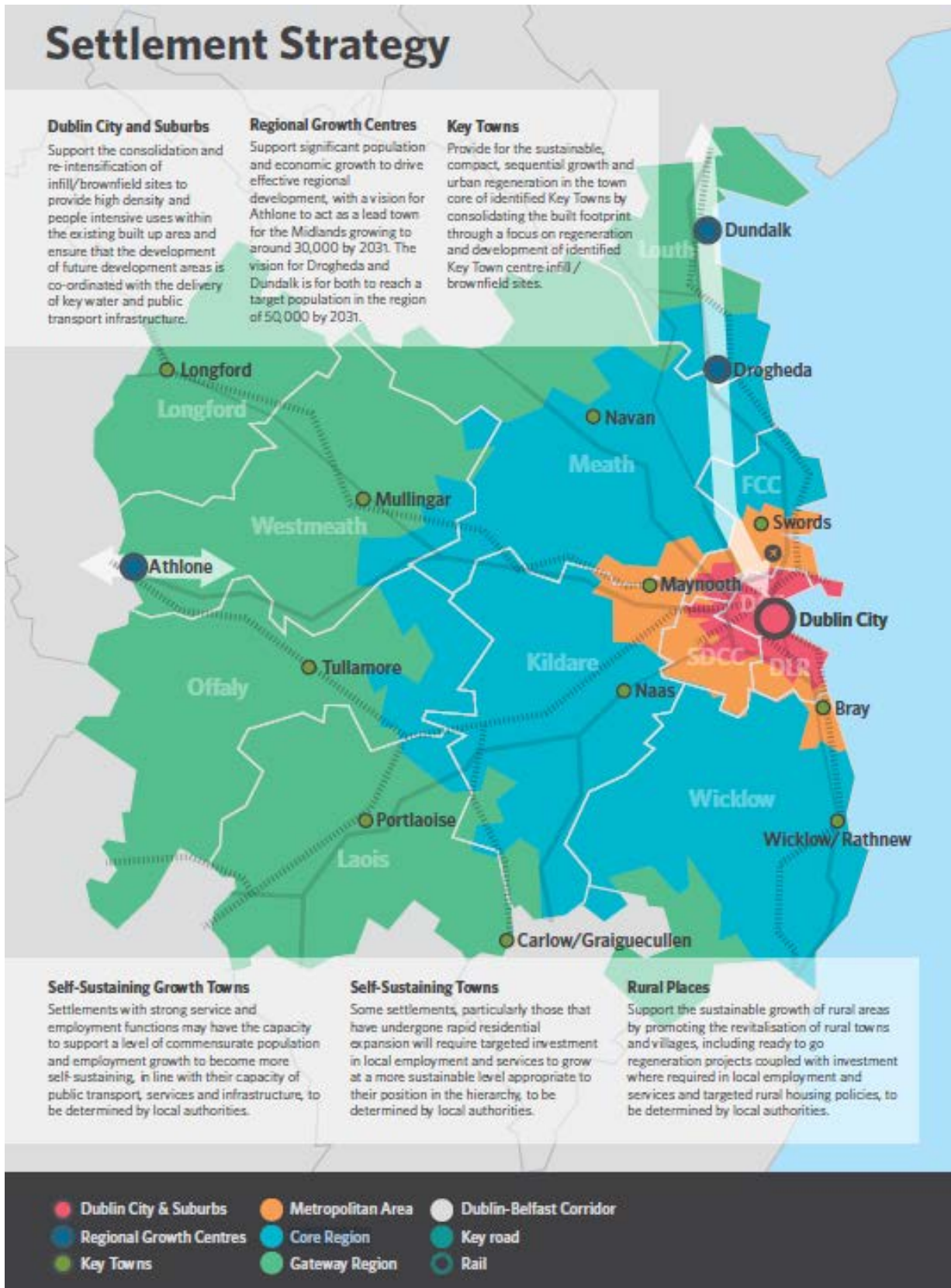


Figure 3: RSES Settlement Strategy

## 2.3 Wicklow County Development Plan 2022-2028

Table 3.3 of the Wicklow County Development Plan 2022-2028 identifies Wicklow – Rathnew as a **Level 2 Core Region Key Town**. Such towns are *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*.

Under section 3.4, the council notes that ‘in the assessment of applications for new housing development (or mixed use development of which housing forms a significant component) the Council will strictly adhere to the compact growth, sequential development and phasing principles set out in this plan’.

Section 6.3.4 on phasing, provides further details. It considers that development should generally follow the sequential approach. This states;

- ‘Development shall extend outwards from the centre of settlements with undeveloped land closest to the centre and public transport routes being given preference, i.e. ‘leapfrogging’ to peripheral areas shall be resisted;
- A strong emphasis shall be placed on encouraging infill opportunities and better use of under-utilised land; and
- Areas to be developed shall be contiguous to existing developed areas.’

Section 3.5 of the WCC Development Plan 2022-28, ‘Delivery of Population and Housing Targets’. The introduction to this section states:

***This development plan provides the population and housing targets for all 21 settlements in the County up to 2031. However, it only provides plans for 13 settlements, the remainder of the settlements having their own stand alone ‘Local Area Plans’, which will be reviewed after the adoption of this County Development Plan***

While each LAP will cover a period of 6 years, zoning will be provided on the basis of the land needed to meet the 2031 population target, with clear objectives to ensure 2026 targets can be reached.

**Table 3 Wicklow Settlement / Aggregate Settlement Housing Targets to Q2 2028 and Q4 2031 (Table 3.5)**

Level	Settlement	Housing Stock 2016	Completions 2017-2020	Estimated completions 2021-Q2 2022	Housing Growth Q3 2022-Q2 2028	Housing Growth Q3 2028-Q4 2031	Total Housing Growth 2016-2031
1	Bray	11,232	165	100	4,026	771	5,062
2	Wicklow -Rathnew	5,456	650	200	1,267	275	2,392

**Table 4 Housing development completed, underway and permitted in Co. Wicklow (CDP Table 3.6)**

Level	Settlement	Housing Units completed post 2016	Units under construction <sup>5</sup>	Extant permission <sup>6</sup>
1	Bray	165	409	876
2	Wicklow - Rathnew	650	376	481

### 2.3.1 Zoning Principles

The CDP sets out 4 key principles for the basis of zoning and phasing in the LAP areas.

Under **Principle 1: Compact Growth**, it is notable that Development Plan Policy only seeks 30% of development within town centre and up to 70% of new residential development is allowable on the edge of the settlement.

The first line of **Principle 2: Delivery of Population and Housing Targets** states that the zoning provisions of each Local Area Plan will be on the basis of the housing targets.

The context for setting targets is not one for limiting growth, but ensuring that infrastructure should be delivered. The tone of the policy is characterised by the proactive phrase; *“The Council will utilise all mechanisms available to it to stimulate development in these locations”*.

The zoning provisions of each Local Area Plan and Small Town Plan are to be crafted on the basis of ensuring that the population and housing unit targets set out in the tables above can be fulfilled. The County Plan acknowledges it is not possible to predict what infill opportunities can be achieved, but that it aims that at least 30% of all new development is delivered in these areas.

#### **Principle 3: Higher Densities**

It is an objective of the Council to encourage higher residential densities at suitable locations, particularly in existing town / village centres and close to existing or proposed major public transport corridors and nodes.

#### **Principle 4: Sequential Approach**

The Development Principles for the Sequential Approach are set out from Priority 1 ‘town and village centres’, to Priority 2 strategic sites, Priority 3 infill (within built envelope) and Priority 4 Greenfield development (Tier 1 serviced and Tier 2 unserviced).

The draft LAP notes the following:

***As set out in the Core Strategy of the Wicklow County Development Plan, the population target for Wicklow Town – Rathnew up to Q2 2028 is 18,515 and up to 2031 is 19,400 which would require a new housing growth between 2016 and 2031 of 2,392 housing units.***

***It is important to note in recent years that there has been and is currently a considerable amount of new residential development being built in Wicklow Town – Rathnew. It is likely that through planning permissions for residential development that are both currently under construction and permissions that have not commenced yet, the 2031 population target will be fulfilled well before that date.***

***The 2031 population target of 19,400 will however be used in demand forecast analysis within the settlement.***

In the preparation of the Core Strategy, the Council, did not consider the results of the most recent census, Census 2022, to be relevant to the making of the new plan, postponing attention to that data to the making of the next development plan, from 2028 onwards. Earlier indicators that the data from Census 2016 and the NPF



and RSES projections had been superseded were also not incorporated. The 2022 census shows that the population of County Wicklow has grown by around 9.4% between 2016-2022. The 2022 Census enumerated a population of 16,439 persons in Wicklow Town – Rathnew, an increase of 2,485 persons (18%) from the 2016 Census (13,954).

The land zoned for residential use is potentially limited by reference to the prescribed number of residential units identified in the settlement housing targets within the Core Strategy. Labelled as targets, these figures within the Core Strategy can be interpreted as limits or ceilings, in excess of which planning permissions cannot be granted.

Having regard to Government Policy under ‘Housing for All’ and the Ministerial Guidelines on development plans, it recommends to *“avoid restricting the supply of new housing development through inactivity on a particular landholding or site”* and to *“ensure sufficient choice for development potential is safeguarded”* by zoning more serviced land and sites for residential *“than would equate to meeting precisely the projected housing demand for the settlement”*.

Therefore, it is not only not appropriate for the Council to restrict or de-zone lands in principle, it is also the case that the assessment on which the population and Core Strategy is based on dated Census information.

## 3. DRAFT WICKLOW TOWN-RATHNEW LOCAL AREA PLAN 2025 – GENERAL SUBMISSIONS

Our submission is structured around the various sections of the Plan. General observations are made and requested additions to text area highlighted in **green** and deletions in **red** with a strikethrough.

### 3.1 Chapter 1 – Overall Approach

Chapter 1 of the Draft LAP highlights ‘the role of land use plan is to put in place a framework within which development can occur, but does not decide what works actually get done by either private individuals or public bodies’.

The timelines of this framework and its interaction with the County Development Plan are critical factors. The Draft LAP acknowledges that the strategic context is dynamic which entails that the LAP employs a sensible degree of flexibility to future-proof it so that it remains applicable in the near and medium term:

***This LAP is framed in accordance with the development horizon set out in the 2022 County Development Plan. In particular, residential development objectives including land zoning provisions have been made on the basis of providing enough housing land to meet the prevailing Core Strategy population and housing targets set out in the County Development Plan at the time of adoption of the LAP, with flexibility in the zoning provisions to ensure that (a) the targets can be achieved in the event that unforeseen impediments to the development of certain lands arise and (b) the LAP does not have to be formally amended to reflect any 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<sup>4</sup>, Regional Spatial and Economic Strategy or changes to planning legislation<sup>5</sup>.***

#### 3.1.1 Submission

Clouddale 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.

---

<sup>4</sup> The LAP includes the footnote: The Roadmap for the first revision to the National Planning Framework commenced in 2023 with the Draft Revision of the NPF consultation commencing in July 2024 and the revised NPF due to be published in 2024.

<sup>5</sup> The LAP includes the footnote: 1The Planning and Development Act 2000 (as amended), is currently being reviewed with a draft Bill published in January 2023. The new Act is expected to be passed by the Oireachtas in 2024’.

## 3.2 Chapter 2 – Overall Vision and Strategy

### 3.2.1 Vision

The stated LAP vision is:

***For Wicklow Town-Rathnew to be a prosperous and growing community in the Garden County of Wicklow, offering a unique high quality of life by providing for a sustainable and local work/life balance within a healthy environment for all to live work and visit the settlement. To strengthen and consolidate Wicklow town as the county town. To protect the identity of Rathnew Village. To recognise and protect the unique character, built heritage, seaside location, maritime history and natural environment of the area.***

### 3.2.2 Submission

Clouddale Ltd. 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 only one of three Key Towns within the Core Region area, that should be reflected in a more expansive and proactive vision statement.

### 3.2.3 Future Compact Growth of the Settlement

The Draft LAP states; *The key parameters for the future physical development of Wicklow Town - Rathnew are based around protection of the environment, sustainability, compact growth and developing the settlement in a manner that will generate the minimal number of private car journeys and maximum walking, cycling and use of public transport.*

Having regard to various constraints the Draft LAP, we submit the lands at Ballyguile should be added to objectives in the strategy (part of quoted below) as indicated in **Green**:

- *Consolidate the existing built pattern in Wicklow Town by maximising the development potential of large sites close to the core and any infill sites and backland sites along the main roads within the town core of Wicklow;*
- *To provide a framework for the future development of Wicklow Town Centre and Rathnew Village to facilitate the development of these core areas as the centre / focus of the settlement. To enhance the public realm in these centres and enhance connections and linkages to the residential areas surrounding the centres as well as connecting Wicklow Town Centre to the Quays/Harbour and the Murrough and also connecting Rathnew village to Wicklow County Campus at Clermont;*
- *To facilitate the redevelopment of brownfield opportunity sites within the centre of Rathnew Village including lands at Charvey Lane, along the R752, infill sites/backlands of the village centre, underutilised industrial sites in Merrymeeting, Clermont and Tinakilly;*
- *To facilitate the appropriate development of greenfield residential lands that are serviced and serviceable within the settlement, particularly in the Burkeen, Ballynerrin / Ashtown, Broomhall, **Ballyguile** Ballybeg and Tinakilly areas but in a managed / phased manner so as to align with the housing / population growth targets set out in the County Development Plan.*

### 3.2.4 Submission

Clouddates welcomes the LAPs overall approach to Future Compact Growth of the Settlement. It is submitted that development potential of lands at Ballyguile should be recognised and referred to this section as indicated in green text above.

### 3.2.5 Population and Housing

The LAP benchmarks population targets set out in the 2022 County Development Plan (based on 2016 census) against 2022 Census in Table 2.1:

**Table 2.1 Population growth & targets Wicklow Town – Rathnew**

Wicklow Town - Rathnew	2016 Census	2022 Census	Q2 2028 Target	2031 Target
Population	13,954	16,439	18,515	19,400
Housing	5,456	6,231	7,573	7,850

The LAP sets includes the following **Residential Strategy**

- To ensure sufficient zoned and serviced land is available at appropriate locations capable of meeting the housing needs of the targeted population of the settlement over the plan period in a sustainable manner. Notwithstanding the zoning of land for residential purposes, the Planning Authority shall monitor and implement the population targets as set out in the County Development Plan and shall phase and restrict, where necessary, the granting of residential planning permissions to ensure these targets are not exceeded;
- To promote and facilitate the redevelopment of sites in the town and village centres, including identified opportunity sites, where development will positively contribute to the commercial and residential vitality of the town centre;

### 3.2.6 Submission

Clouddale notes that population projections and targets of the County Development Plan were based on the 2016 census and underestimated both housing growth and demand for the town, and are not a suitable benchmark. *to ensure sufficient zoned and serviced land is available at appropriate locations capable of meeting the housing needs of the targeted population.*

### 3.2.7 Priority Zoning

The fundamental approach as to how the LAP seeks to manage land is set out under the priority zoning approach having particular regard to phasing and hierarchical designation of sites:

**The lands that are needed to be zoned to meet the current target will be zoned ‘New Residential’ and identified in this plan as ‘New Residential Priority 1’ lands.**

**In order to ensure an adequate future supply of housing lands, should the need arise for their development having regard to any changes to housing targets that might arise during the lifetime of this LAP, additional lands shall be zoned - ‘New Residential’ and identified as ‘New Residential Priority 2’ which shall only be considered for consent where it can be shown that such development would accord with the Core Strategy targets after the activation of Priority 1 lands.**

### 3.2.8 Submission

Clouddale welcomes the LAPs overall approach to Priority zoning, which acknowledges the likely scenario of 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.

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.

## 3.3 Chapter 3 Residential Development

The rationale and methodology for designation of the quantum and phasing of residential land is set out in Chapter 3 of the Draft LAP. The policy approach is to favour development in brownfield central locations.

There is an acknowledgement that brownfield development will not deliver on the strategic housing objectives for the Plan or the housing numbers needed for County Wicklow and therefore Greenfield locations must form part of the housing delivery equation. It notes;

***These central areas may not be sufficient in size and scope to accommodate all of the required long term future housing growth, therefore new 'greenfield' housing development shall also be considered.***

Edge of Centre locations are generally designated Priority 1 while 'out of centre' are designated 'Priority 2;

***'Edge of centre' locations will be considered the priority location for such new greenfield residential development and will generally be zoned as 'New Residential - Priority 1' (zoned RN1) while more 'out of centre' housing sites (zoned 'New Residential - Priority 2' RN2) will only be considered where Objective WTR4 is satisfied and on the basis of integrated housing / community facilities / open space schemes that can be well connected to the existing built up area. In order to be cognisant of extant permissions and/or the key role that some sites will play in the delivery of essential infrastructure, it may be necessary for some 'out-of-centre' sites to remain as Priority 1.***

The aspiration of the Draft LAP is to incorporate a high degree of flexibility, but the actual practical mechanics of how this will work are of concern::

**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'. Permission will not be considered during the lifetime of this plan for RN2 lands unless the following conditions are satisfied:**

- **75% of Priority 1 new residential lands (RN1) lands have been activated (i.e. consent obtained and development initiated):**

- **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.**

This policy framework is articulated under Residential Objectives WTR1 – 7:

#### **LAP Residential Objectives**

**WTR1** All new housing developments shall be required to accord with the housing objectives and standards set out in the Wicklow County Development Plan

**WTR2** Development shall extend outwards from the centre of Wicklow Town and Rathnew Village with undeveloped land closest to the centre and public transport routes given priority. ‘Leapfrogging’ to peripheral areas shall be strongly resisted.

**WTR3** In accordance with the County Development Plan, there shall be no quantitative restriction inferred from this plan on the number of units that may be delivered on town centre and village centre zoned lands, or on brownfield regeneration sites, or on infill sites located within the following zones – ‘Town Centre’, ‘Village Centre’ and ‘Existing Residential’.

**WTR4 Notwithstanding the zoning / designation of land for new residential development (RN), permission will not be considered for RN2 Priority 2 lands unless the following conditions are satisfied: - 75% of Priority 1 new residential lands (RN1) lands have been activated (i.e. consent obtained and development initiated); - 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.**

**WTR5** 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.

**WTR6** 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. Where specified by the Planning Authority, new significant residential or mixed use development proposals, may be required to provide a social and community facility/facilities as part of the proposed development or the developer may be required to carry out a social infrastructure audit, to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents. Where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity of existing or planned services.

**WTR7** To encourage in-fill housing developments, the use of under-utilised and vacant sites and vacant upper floors for accommodation purposes and facilitate higher residential densities at appropriate locations, subject to a high standard of design, layout and finish

#### **3.3.1 Submission**

Clouddale is generally supportive of **WTR1, 2, 3, 5, 6 and 7**. However, **WTR4** is considered extremely problematic for the future development of the town. Indeed it is respectfully submitted that the wording of WTR4 contradicts and undermines LAPs overall approach to Priority zoning, which acknowledges the likely scenario of 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*. While

While the intention of the Priority 1 and Priority 2 to be flexible is appropriate, the wording is in fact restrictive, and does not allow sufficient movement between Priority 1 and 2 areas. Flexibility means allowing a shift or interchangeability between priority 1 and 2 as this does not conflict with core strategy.

**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'. Permission will ~~not~~ be considered during the lifetime of this plan for RN2 lands ~~unless where~~ the following conditions are satisfied:**

- ~~75%~~ **50%** 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;**
- 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.**

**WTR4 Notwithstanding the zoning / designation of land for new residential development (RN), ~~development on foot of~~ permission will not be ~~considered initiated~~ for RN2 Priority 2 lands unless the following conditions are satisfied: - ~~75%~~ **50%** 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 Phase 1 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.**

Section 3.5 of the Wicklow County Development Plan already incorporates 4 principles for zoning and sequential development which is sufficiently robust without an additional layer of tests.

### 3.4 Chapter 11 – ZONING AND LAND USE

#### 3.4.1 Settlement Boundary

**The land use map No. 1 indicates the boundary of the LAP. ~~All~~ **Where indicated** lands located outside the settlement boundary are considered to be **either** within the rural area **or Priority 2 lands**. Within the rural area planning applications shall be assessed having regard to the relevant objectives and standards set out in the Wicklow County Development Plan.**

#### 3.4.2 Submission

The definition of lands as 'rural area' by default does not reflect the nuances or circumstances of the edge areas around the settlement boundary. While some sites are most appropriate to as rural or amenity, others may have ready access to infrastructure or complement existing neighbourhoods.

It is respectfully submitted that this 'rural' demarcation is arbitrary, crude and far too blunt to be used as a planning tool. It is submitted that this should be amended as indicated in green above. The concept of 'strategic reserve' remains relevant and appropriate to much of lands outside the settlement boundary. In the case of lands at Ballyguile they may be considered more accurately as Priority 2 (outside the boundary).

### 3.4.3 Zoning objectives

We focus on the definitions providing for residential zoning:

#### Zoning Objectives:

ZONING	OBJECTIVE	DESCRIPTION
<b>RE: Existing Residential</b>	To protect, provide and improve residential amenities of existing residential areas	To provide for house improvements, alterations and extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity. In existing residential areas, the areas of open space permitted, designated or dedicated solely to the use of the residents will normally be zoned 'RE' as they form an intrinsic part of the overall residential development; however new housing or other non-community related uses will not normally be permitted.
<b>RN1: New residential Priority 1</b>	To provide for new residential development and supporting facilities during the lifetime of the plan.	To facilitate for the provision of high quality new residential developments at appropriate densities with excellent layout and design, well linked to the town centre and community facilities. To provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities
<b>RN2: New residential Priority 2</b>	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 <u>after the activation of Priority 1 lands. (as assessed in accordance with Policy WRT4).</u>	To facilitate for the provision of high quality new residential developments at appropriate densities with excellent layout and design, well linked to the town centre and community facilities. To provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.

### 3.4.4 Submission

Consistent with Clouddale's position abovek the RN2 Zoning Objective is considered to be overly restrictive and rigid, contrary to the aspiration of the LAP to incorporate a high degree of flexibility.

**RN2: New residential Priority 2** 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 WRT4).**



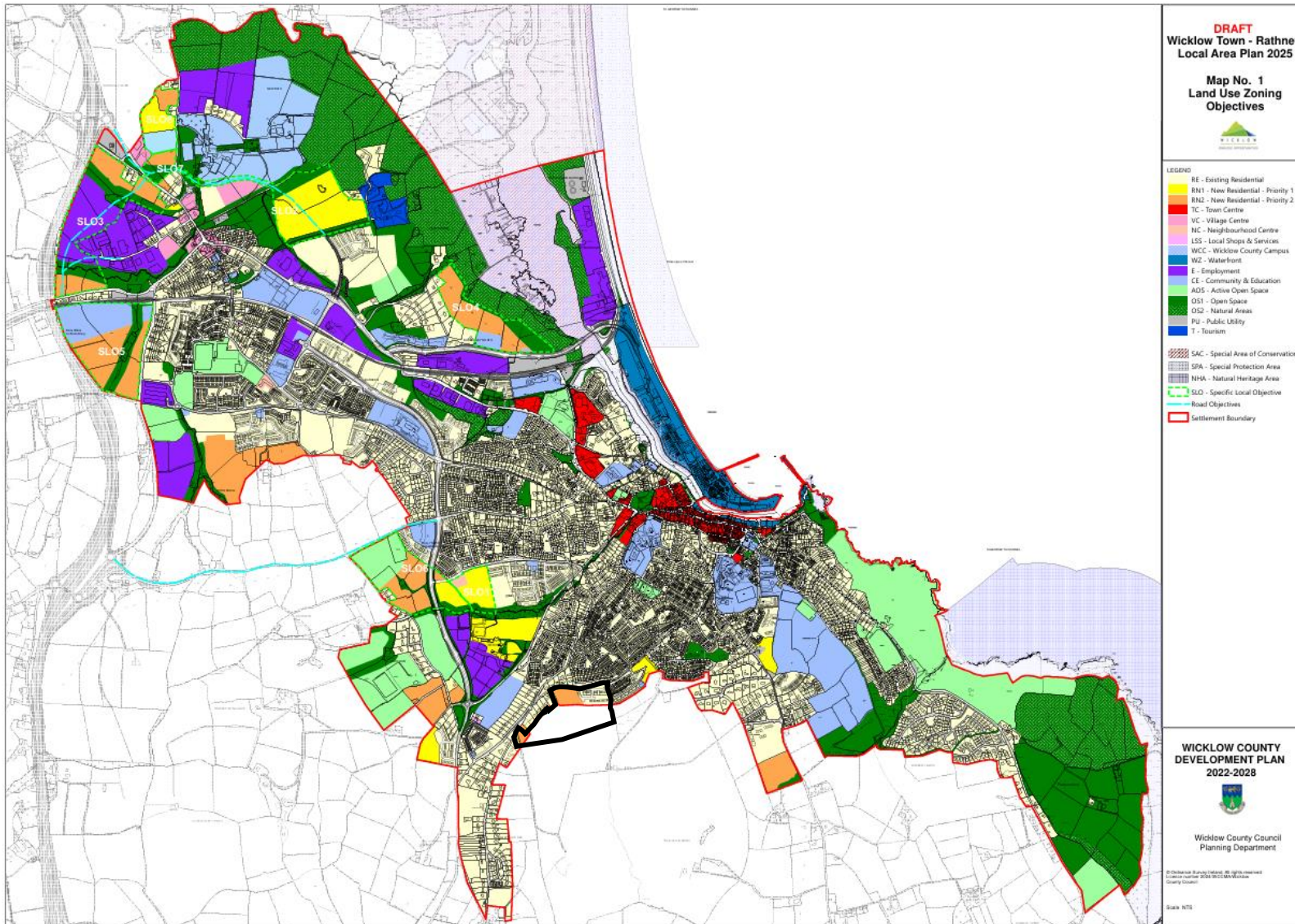


Figure 4 Zoning Map Draft Wicklow Town-Rathnew Local Area Plan 2025

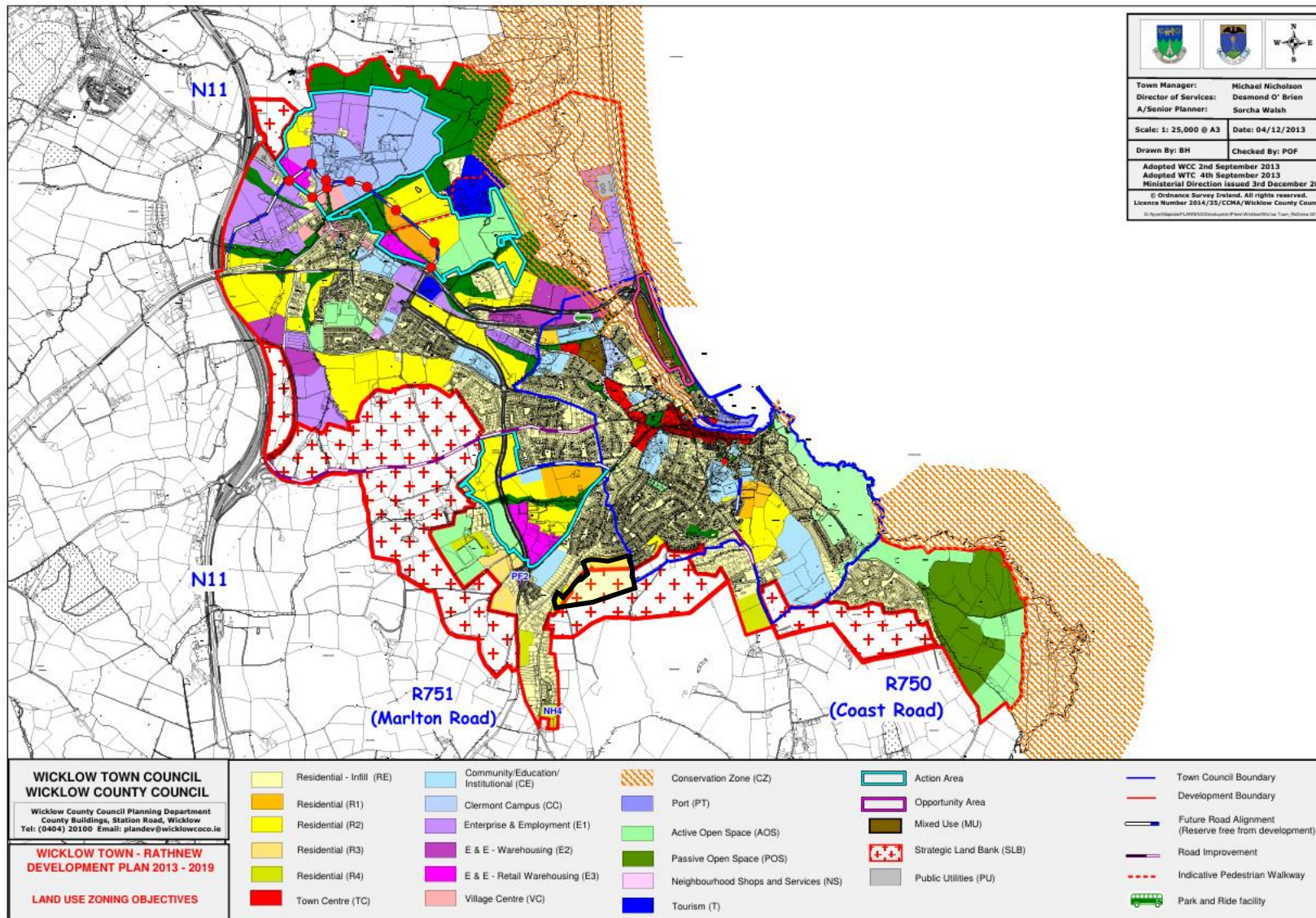


Figure 5 Zoning Map - Wicklow Town and Rathnew Development Plan 2013-2019

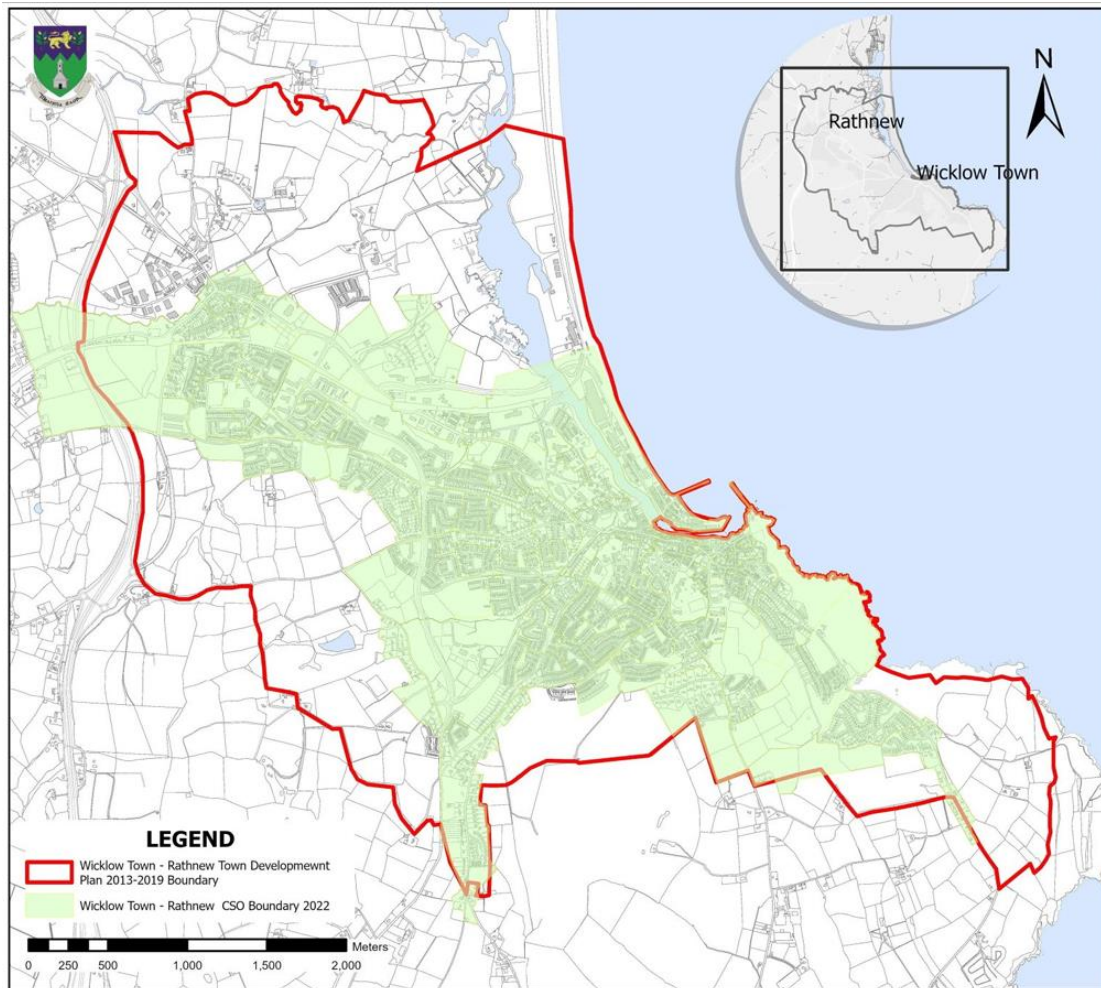


Figure 6 Wicklow Town and Rathnew Settlement Boundary 2013 and CSO Boundary

### 3.4.5 Section 11.3 - Phasing

This section is critical in shaping how Priority 1 and Priority 2 lands will be assessed. As per proposed amendments above, it is submitted that this text should be altered in recognition of uncertainty in activating certain Priority 1 lands within urgent delivery timelines.

**In order to ensure a long term supply of zoned residential 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 residential lands, over and above that needed to meet current targets, zoned 'RN2 – New Residential Priority 2'. Permission will ~~not~~ be considered during the lifetime of this plan for RN2 lands ~~unless where~~ the following conditions are satisfied:**

- ~~75%~~ **50%** 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;**
- 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.**

It is an objective of the Council that development is undertaken in an orderly and sustainable manner. The development of zoned land should generally be phased in accordance with the sequential approach:

- Development should extend outwards from the town centre with undeveloped land closest to the centre and public transport routes (if available) being given preference, i.e. 'leapfrogging' to peripheral areas should be avoided;
- A strong emphasis should be placed on encouraging infill opportunities and better use of under-utilised lands; and
- Areas to be developed should be contiguous to existing developed areas.

~~Only in exceptional circumstances should the above principles be contravened, for example, where a barrier to development is involved.~~ Any exceptions must be clearly justified by local circumstances and such justification must be set out in any planning application proposal.

The Council may, in certain cases, phase permitted development where this is considered necessary for the following:

- i. the promotion of an appropriate balance of employment, residential and service facilities (schools, shopping, community facilities etc.) and other uses that are required to increase the self-sufficiency of the settlement, or
- ii. ensuring the delivery of infrastructural services in tandem with development, including water, sewerage and road infrastructure, that is required to safeguard the environmental quality and public safety of the area.

### 3.4.6 Submission

It is submitted that the LAP's policy position that 'exceptional circumstances' are required to circumvent the Priority 1 zoning, highlights the LAPs inoperability as development management tool.

## 4. SITE SUBMISSIONS – LANDS AT BALLYGUILLE

Under the Wicklow Town and Rathnew Development Plan 2013-2019 the road frontage of the site was zoned Residential R3 'To provided new Residential at densities up to 20 units per hectare. The remainder of the site was zoned SLB: Strategic Land Bank. "To provide a landbank for future development of the settlement after the lifetime of this plan.

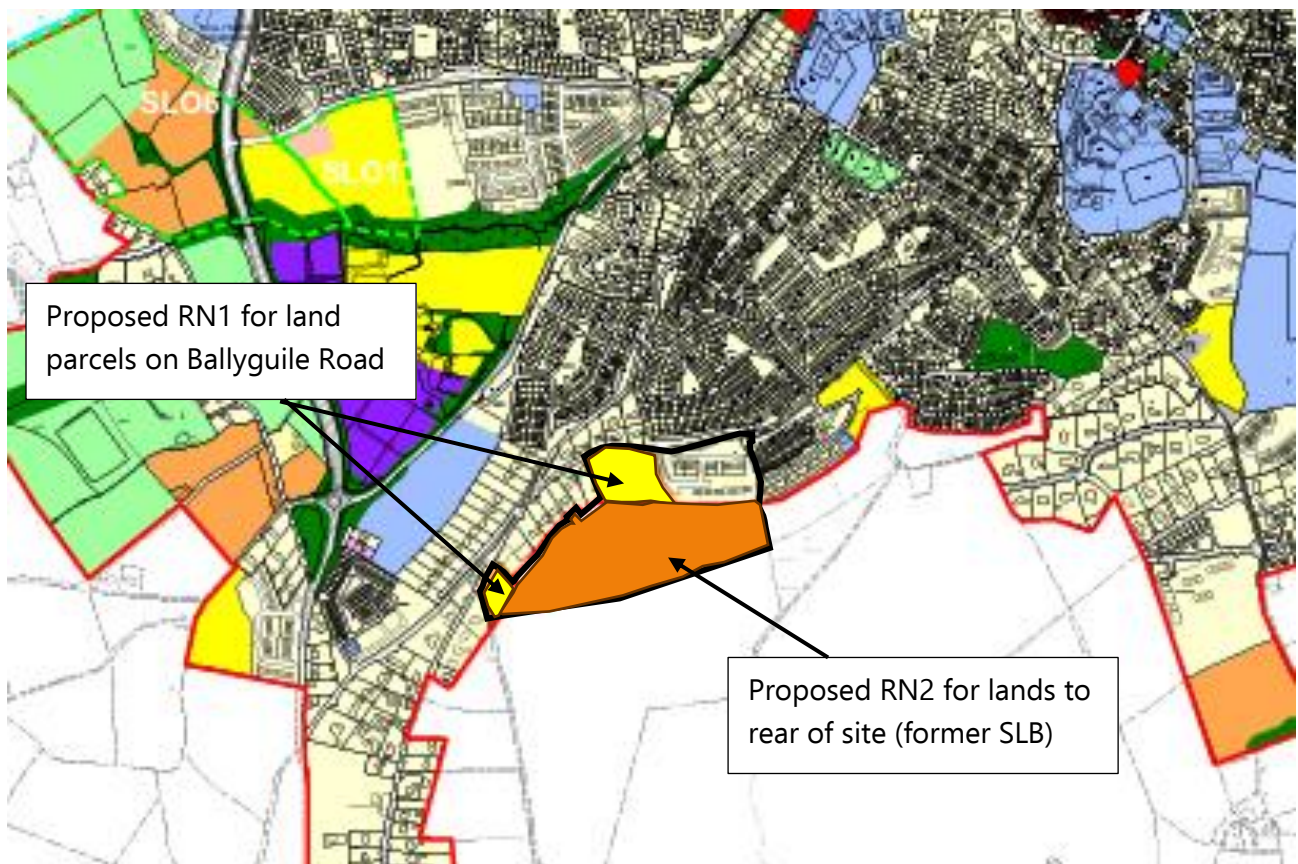
***SLB Description: These are lands that are identified as being within the potential built envelope of the settlement with regard to proximity and accessibility to infrastructure.***

***However, these lands are not suitable or necessary for development during the lifetime of this plan and may only be considered for detailed zoning and development after 2019.***

Planning permissions for part of the site under Ref. 21/84 which amended PRR 15/595 (ABP PL27.245688).

**Overall, it is submitted that there are established planning permissions on the site, which should be recognised as deliverable with Priority 1 phasing.**

**The Strategic Land Bank designation of the wider Clouddale land holding serves as an appropriate location for Priority 2 Residential development land, that is well located adjoining neighbouring residential developments and with access to suitable infrastructure.**



**Figure 7 Proposed zoning for Clouddale lands at Ballyguile**

**Wicklow Co. Co. Ref. 21/84**

Cluddale Ltd was Granted Planning Permission on 26/03/2021 for minor alterations to the parent permission granted in 2016. The permission excluded amendments to retaining walls by condition:

*revisions and alterations to development as granted under PRR 15/595 (ABP PL27.245688) (under construction); including the omission of visitor parking spaces, re-configuration of access pathways and ramps to public open space to the north of subject development, omission of central stepped access route, together with associated site works. Planning permission is also sought for revision to material finish of retaining wall along northern (public road) boundary from natural stone to rendered finish, all together with associated site works*

**Wicklow Co. Co. Ref. 21230**

Planning permission was granted on 21/4/21 to extend the appropriate period of 15/595 - 30 dwellings by a period of one year.

**Wicklow Co. Co. Ref. 15/595 ABP Ref. PL27.245688**

Cluddale Ltd was Granted Planning Permission on 26/03/2021 for:

*30 dwellings, comprising of 4 no. 2 bed terraced, 2 no. 3 bed terraced, 12 no. 3 bed semi detached, 10 no. 4 bed semi detached and 2 no. 4 bed detached houses, together with estate layout comprising of roads, services and associated site workds, on a site and to a layout similar to that as previously granted planning permission under plan ref no. 04/578 (ABP ref 27.213082) and 10/3095*

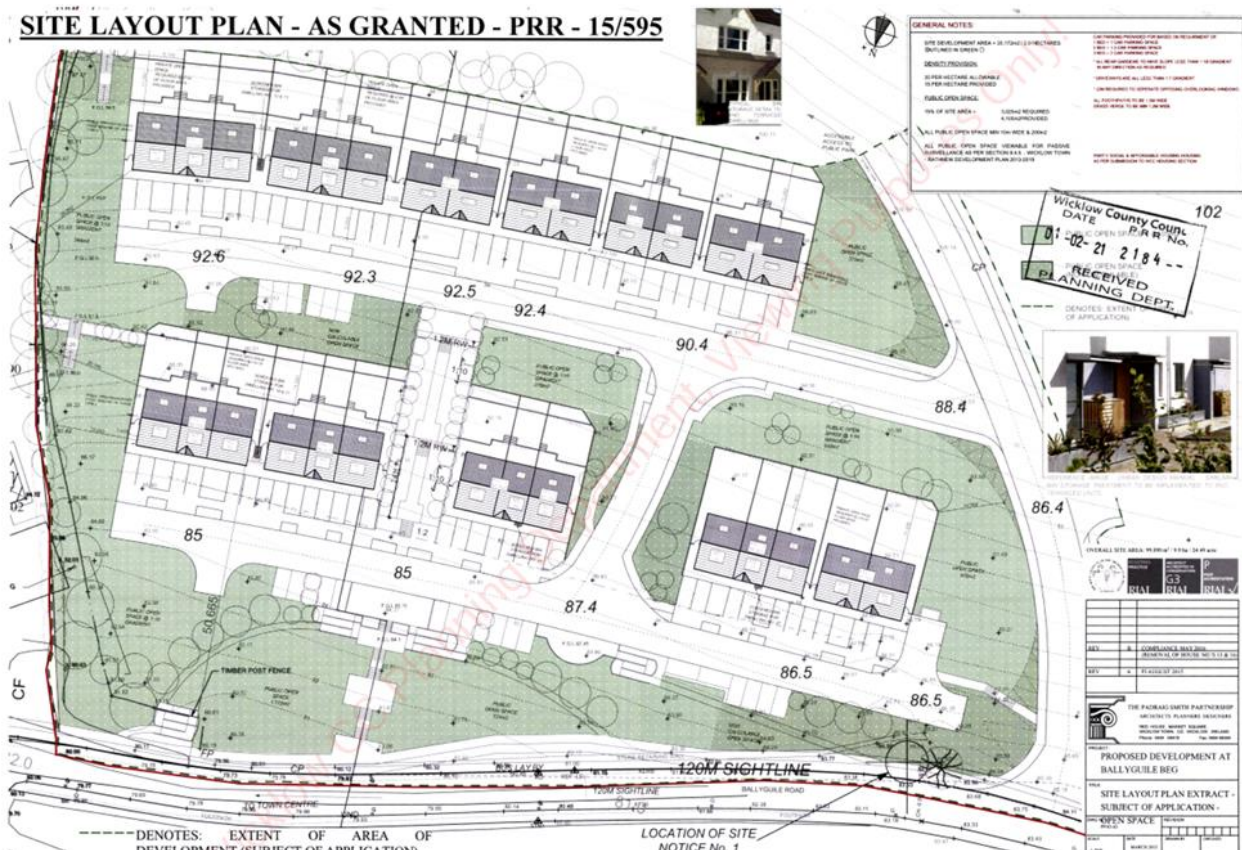


Figure 8 Site layout plan Granted under Ref. 15/595

The Planning Inspector's Report noted:

*The proposed development is on lands zoned 'new residential – to provide for residential development at densities up to 20 units per/ha' in the Wicklow Town – Rathnew Development Plan 2013-2019. Having compared the Development Plan zoning map and the site layout plan I am satisfied that the site is covered only by this zoning and not the second (strategic land bank) mentioned by the planning authority.*

*10.23 In relation to disposal of waste water the Town Development Plan states that the Wicklow town system had a 34,000 pe capacity in 2012 of which only 17,500pe was taken up and there is capacity in the system to meet the projected needs out to 2022. The application states that the development will drain by gravity to a 300mm local authority sewer on Ballyguile Road. The Irish Water report on file states that there is capacity in the system and that no improvements are required.*

*Visual amenity*

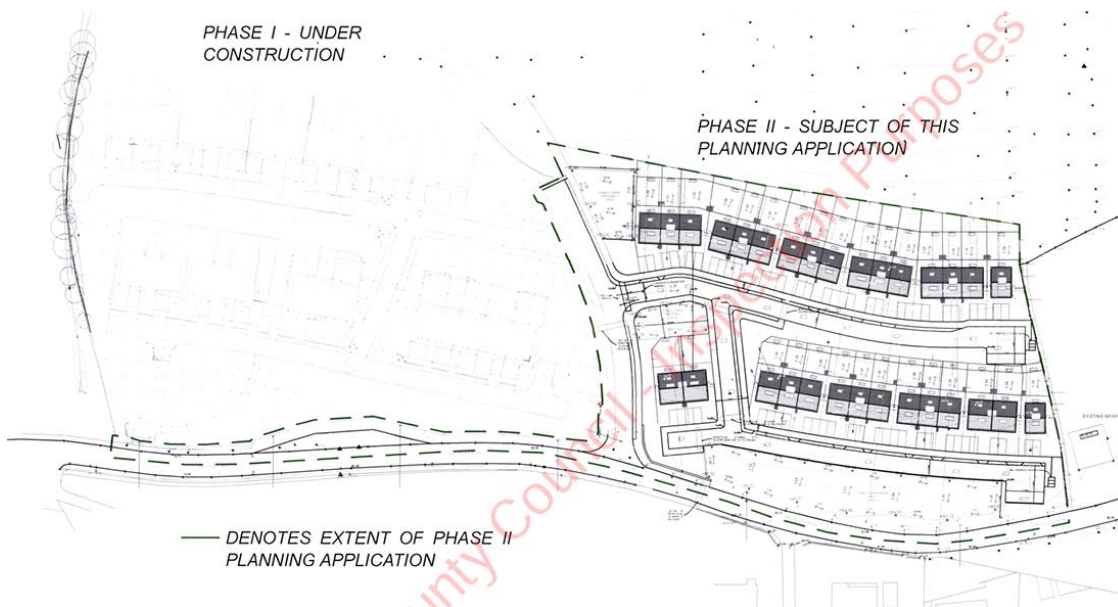
*10.15 The Wicklow County Development Plan includes a landscape characterisation study which (illustrated on Map 17.09) which identifies areas of "Mountain and Lakeshore – Area of Outstanding Natural Beauty", "Areas of Special Amenity", "Coastal areas of Outstanding Natural Beauty" and "Rural Area". The site is outside any of these designations and is in an area designated "urban area" to which no landscape conservation objectives apply. The Wicklow Town –Rathnew Development Plan sets out an objective (Objective VP1) to protect a number of views of special amenity value or special interest listed in table 11.9 and a number of prospects of special amenity value or special interest listed in table 11.10. The site is not within any of these protected views or prospects.*

*10.16 Nevertheless that appeal makes a reasonable point in relation to visibility since the site is on the northern slopes of a local highpoint (172mOD). However there is an adjoining housing estate (Hillview) more or less at the same elevation and the site is zoned for low density residential development. Having regard to these factors I do not recommend refusal for visual amenity impacts.*

**Wicklow Co. Co. Ref. 23627**

Development was Refused for the construction of 30 no. dwellings, together with estate layout comprising of roads, services and associated site works, including regrading of excavated shale and soil mounding, revised design and finish to the existing roadside boundary as constructed to the north east of the estate entrance road.

The Council's Reasons for refusals referred to compliance with previous conditions and need for further details of excavation proposals as well as details regarding the Part V proposals and layout/typology.



**Figure 9 Site for Phase II layout proposed under Ref. 23627**

**Wicklow Co. Co ref: 103095**

Permission was granted to Glenford Construction (Wicklow) Ltd to extend the appropriate period for 156 dwellings and a childcare facility building together with associated site works

**Wicklow Co. Co ref: 04/578 (ABP ref 27.213082)**

Permission was granted on Appeal to Declan Stone & Pat McGuckian on 20/06/2005 for 156 dwellings and a childcare facility building together with associated site works



## 5. CONCLUSIONS

Clouddale Ltd welcomes the broad vision set out in the Draft LAP with an emphasis on creating a place to live, work and recreate in, where communities can be established and flourish. The principles outlined in the Plan are fully supported. The Draft LAP acknowledges that the plan preparation is set against a dynamic context of population forecasts and strategic policy evolution. The strategy is clearly intended to incorporate a degree of flexibility that has regard to the fact that the Core Strategy in the 2022 County Development Plan is based on outdated 2016 Census data. Therefore, at the outset with there is insufficient lands set for Priority 1 zoning. The RSES requires Local authorities to ensure sufficient zoned and serviced land is available at appropriate locations capable of meeting the housing needs of the targeted population.

Phase 1 of lands at Ballyguile has already been constructed and presents a valuable addition to the amenity of town. Planning permissions for part of the site under Ref. 21/84 which amended PRR 15/595 (ABP PL27.245688). The Draft LAP should support the immediate progression of development to Phase 2 lands by their inclusion within the Priority 1 RN1 Residential Zoning.

The Draft LAP proposes to change the settlement boundary with an arbitrary cut-off that regards all lands outside as "rural". Some of these lands (including those at Ballyguile) are highly suitable for the next phase of development as the town grows. The previous LAP defined these lands as SLB: Strategic Land Bank. "To provide a landbank for future development of the settlement after the lifetime of this plan (i.e. 2019)."

It is now appropriate to consider the wider site at Ballyguile for inclusion in the Draft LAP area *as lands within the potential built envelope of the settlement with regard to proximity and accessibility to infrastructure.*

The Clouddale lands are serviced, have road access and public transport as well social infrastructure in the south of Wicklow Town. The lands consolidate the built-up area of Ballyguile and is a greenfield infill site, set amongst an existing neighbourhood. Having regard to the criteria in Section 6.3.4 of the County Plan on phasing, the site;

- Does not 'leapfrog' existing sites;
- Presents an infill opportunities and better use of under-utilised land; and
- Comprises an areas to existing developed areas.

The Draft incorporates a Priority zoning strategy that based on sequential land use in accordance with the NPF and Development Plan Guidelines. The criteria for allowing development in Priority 2 lands is overly rigid. The priority 1 lands include many sites that are more expensive and less feasible to deliver. The LAP's phasing strategy does not account for unforeseen impediments and could rule out significant areas from development. Overall, as illustrated in Figure 7, Clouddale seeks:

1. Rezoning of RH2 lands on Ballyguile Road to RH1 Priority 1 Residential zoning.
2. The inclusion of former SLB lands within the Settlement Boundary and designation as Priority 2 Residential development land, that is well located adjoining neighbouring residential developments and with access to suitable infrastructure.

As stakeholders with key landholdings in the county, it is submitted that the amendments proposed in this report will be vital to achieving the strategic goals of the plan and the early delivery of sustainable residential neighbourhoods that integrate with the town as it continues to grow. We look forward to continuing to engage with the planning authority in a proactive manner in the next stages of the LAP preparation.



20 Fitzwilliam Place, Dublin 2, D02YV58,  
Ireland



Phone. +353 1 6762594



[planning@mdb.ie](mailto:planning@mdb.ie)



[www.mdb.ie](http://www.mdb.ie)