



Draft Wicklow Town – Rathnew LAP Submission - Report

Who are you:	Private Individual
Name:	Roisin Snell
Reference:	DWTRLAP-083948
Submission Made	November 15, 2024 8:58 AM

File

Roisin Snell - Submission on Proposed Variation No. 2 WCDP Rathnew.docx, 2.21MB

Planning Department
Wicklow County Council
County Buildings
Station Road
Wicklow
A67 FW96

30th October 2024

Dear Sir/Madam,

Re: Submission on Draft Wicklow Town – Rathnew Local Area Plan (LAP) 2025 and associated Wicklow County Development Plan 2022 – 2028 Proposed Variation No. 2

We wish to make a submission regarding the “Draft Wicklow Town – Rathnew Local Area Plan (LAP) 2025 and associated Wicklow County Development Plan 2022 – 2028 Proposed Variation No. 2”. We are the owners of a plot of land (WW5139) which neighbours the Charvey Lane Industrial Estates (**See Appendix 1 & 2**). This land has been in our family for multiple generations.

Under the current plan in place, this land is zoned for Enterprise and Employment (E1). We note under the proposals referred to that this zoning is proposed to be amended to a mix of New Residential (RN – Priority 2) and Green Area (OS1). Whilst the OS1 zoning was in place before, it is now extending by 10 metres to 25 metres in line with Inland Fisheries Ireland recommendations.

We as the landowners do not object to this proposed change of zoning under the Rathnew Local Area Plan (LAP) 2025 and associated Wicklow County Development Plan 2022 – 2028 Proposed Variation No. 2.

However, we note that our land falls within the proposed boundary of Strategic Local Objective 3 (SL03). We respectfully request that our land **be removed from the proposed SL03 boundary** for the following reasons:

1. **We wish to build on this land in the immediate future:** Whether we build on this land ourselves, or it is built on by a third party (land is currently on the market), this piece of land is suited for development and we would like to see this land developed in the immediate future in line with the urgent need for housing as part of the housing crisis in this country. Inclusion of our land within SL03 would be prohibitive to this objective specifically condition 2;

“No development may occur in this area until and 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”

2. **The requested amendment removing our land from the proposed SL03 boundary is straight forward to facilitate.** Due to the position of our land at the border of the proposed SL03 zone, amending SL03 to exclude our land is a straightforward amendment and will not impact any other plots or landowners. As can be seen in **Appendix 2A**, SL03 currently encompasses our land (however does not include the access lane). It is straight forward therefore to move the proposed SL03 boundary to exclude our land.

3. **Exclusion of our land from the proposed SL03 zoned area would be immaterial to the aims and objectives of SL03:** Due to the moderate size of our land (approximately 2 acres) of which a portion is to be zoned OS1, excluding our land from the proposed SL03 catchment area will not adversely impact the aims and objective of SL03.

4. **We are unsure of the plans for neighbouring lands:** As outlined in point 1 we are looking to develop our land in the short term. We are unsure of any plans neighbouring landowners have for their lands; therefore we do not want to wait to see what associated works may be carried out on adjacent lands and believe that our land should be considered on a stand-alone basis and not subject to the conditions of SL03 or impacted by the intentions of neighbouring land owners.

In summary, whilst we welcome progress being made with respect to the Rathnew Local Area Plan (LAP) 2025 and associated Wicklow County Development Plan 2022 – 2028 Proposed Variation No. 2, we request that our land be excluded from the proposed SL03 area for the reasons outlined above.

Thank you for considering our submission. We look forward to your favourable response and if you have any queries on any points raised in this letter, please do not hesitate to contact us.

Yours faithfully,

Olice Stafford

Margaret Geary

Roisin Snell

Olive Stafford

Margaret Geary

Roisin Snell

Appendix 1: Aerial View of our field (currently residing within border of Draft SL03 boundary)



Appendix 2: Wicklow Town – Rathnew Local Area Plan 2025 Map No. 1 Land Use Zoning including outline of our land



Appendix 2(A): Zoomed up view of our land including Laneway entrance

