



# Draft Wicklow Town – Rathnew LAP Submission - Report

Who are you:	Agent
Name:	Anne Carr
Reference:	DWTRLAP-161906
Submission Made	November 20, 2024 4:21 PM

## Map



Map data © OpenStreetMap contributors, Microsoft, Facebook... Powered by Esri

## Site Description:

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[File](#)

A Carr Marlton Link Road LAP-2025 Submission 19-11-25.pdf, 1.39MB

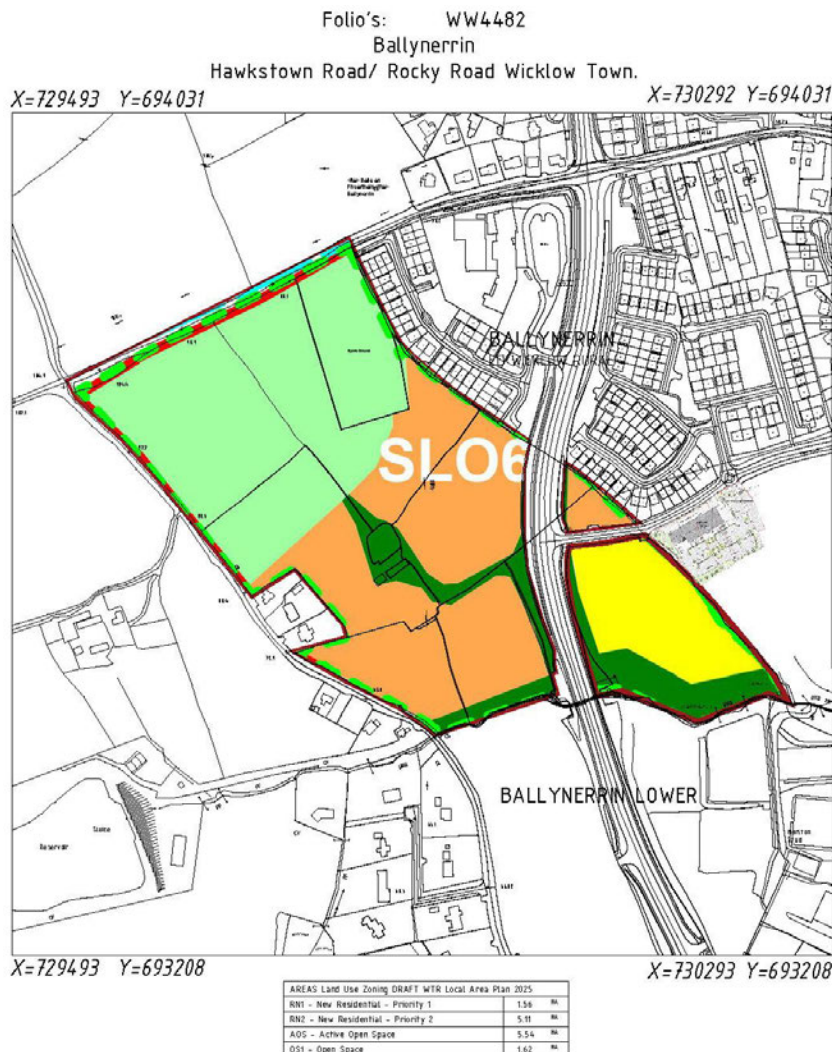
Forward Planning Section  
Planning and Development  
Wicklow County Council  
County Buildings  
Wicklow

SUBMISSION DRAFT STAGE – POPULATION – COMPACT GROWTH  
WICKLOW TOWN - RATHNEW LOCAL AREA PLAN 2025

19<sup>th</sup> November 2024

Client: Anne Carr  
Location: Ballynerrin Hawkstown Road/ Rocky Road Wicklow Town.  
Folio: WW4482  
Proposed Areas: East of Hawkstown Road

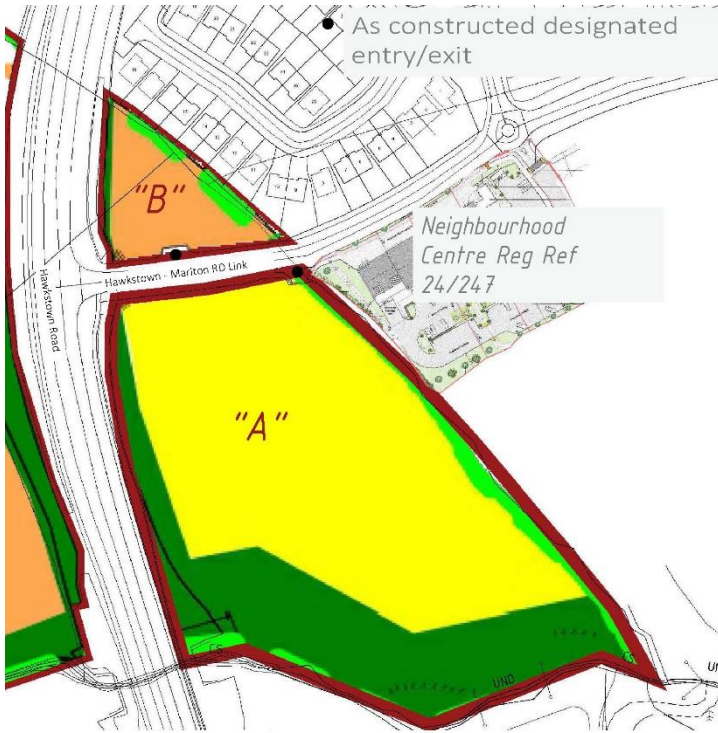
Extract DRAFT Wicklow County Council Wicklow Town Rathnew Development Plan 2025



My client is the [REDACTED] legal owner of the subject lands.

As beneficiary she now faces significant financial obligations, including liability for Capital Acquisitions Tax (CAT) and the need to reduce her future exposure to the Residential Zoned Land Tax (RZLT) from 2025 onwards. To meet these liabilities, she intends to dispose of a portion of the zoned lands.

The estate lands she has identified for disposal consist of two parcels A - B located on the Marlton link Road and located to the Wicklow Town side of Hawkstown Road:



**Parcel A:** This is the larger area, designated as RN1 - New Residential - Priority 1 in the draft plan. We seek no alteration to its proposed zoning.

**Parcel B:** This is a smaller area, approximately 0.2 hectares, currently designated as RN2 - New Residential - Priority 2 in the draft plan.

We request that 0.2 hectares of land (Parcel B) be redesignated as RN1 - New Residential - Priority 1.



It is my client's intention to dispose of both parcels together as part of a single transaction.

The subject lands are strategically located near each other and benefit from a designated entry/exit point provided off the newly completed link road connecting Marlton Road and Hawkstown Road.

All of the above have access to all required utility services, including Irish Water infrastructure for foul and surface water connections. These factors make both parcels ideally suited for immediate development, aligning with the intended RN Priority 1 objectives.

In light of this, we request that Parcel B also be redesignated as RN1 - New Residential - Priority 1 to align with and complement timing of development with the larger Parcel A, ensuring a cohesive and efficient approach to their development potential. These lands represent an excellent opportunity for developers seeking strategically located, development.

In conclusion

We request that 0.2 hectares of land (Parcel B) be redesignated as RN1 - New Residential - Priority 1 zoning. This is a very small quantum of land, and its inclusion as Priority 1 will have little to no impact on the overall objectives of the proposed 2025 Local Area Plan as outlined in its draft form.

Reclassifying this parcel will facilitate an orderly disposal of all lands located on the Wicklow Town side of Hawkstown Road as a single lot. This will enable a developer to pursue a cohesive planning strategy and execute and sustainable approach to future development.

We respectfully therefore request that the Forward Planning Department of Wicklow County Council, as part of this Local Area Plan review, reexamine our client's lands. We urge you to consider our proposal to adjust the zoning to better align with the Wicklow Town's development needs and future potential.

I trust the enclosed information meets with your requirements however should you have any queries, please do not hesitate to contact me at 086 0794813.

Yours sincerely



**PACC: RIAI Registered Practice 23015**

**Unit S2 Wicklow Enterprise Park,**

**Box 8, The Murrough Wicklow.**

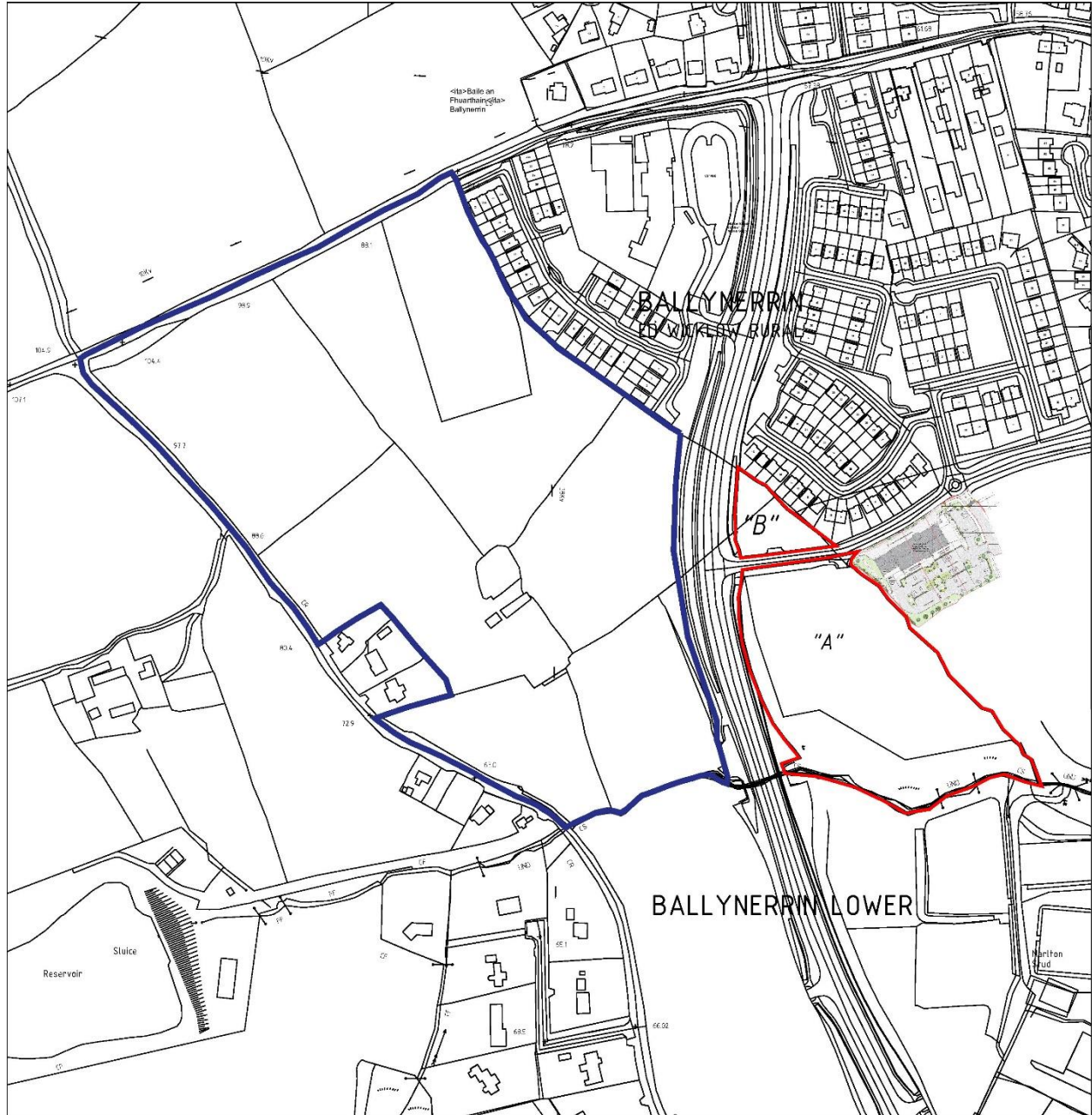
**Phone 0404 64078 – 086 0794813**

**Email: [info@pacc.ie](mailto:info@pacc.ie)**

Folio WW4482  
Ballynerrin  
Hawkstown Road/ Rocky Road Wicklow Town.

X=729493 Y=694031

X=730292 Y=694031



X=729493 Y=693208

OSI Extract

X=730293 Y=693208

- Outline Red Parcel A - B Wicklow Town side of Hawkstown Road
- Outlined in blue Other land of Hawkstown Road/ Rocky Road