



Draft Wicklow Town – Rathnew LAP Submission - Report

Who are you:	Agent
Name:	Claire Tracey:
Reference:	DWTRLAP-133727
Submission Made	November 20, 2024 1:40 PM

Map



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Site Description:

[File](#)

Submission Claire Tracey-Ballyguile Beg.pdf, 1.21MB

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

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

19th November 2024

Client	Claire Tracey:
Location:	Lands at Ballyguile Beg Wicklow Town
Folio:	WW22932F & WW2443
Landholding	Circa 2.54 Ha
Proposed Area	0.673 Ha

Proposal for Zoning Adjustment at Ballyguile Beg

My client’s lands, measuring approximately 2.54 hectares, are in the townland of Ballyguile Beg. The site features a road frontage of approximately 120 linear meters along the Ballyguile Beg Road (L5101) on its eastern boundary.



RE

Submissions to Zone Lands TO RE - Existing Residential

Aug 2023 Aerial Photograph of Clients Lands Ballyguile Beg

In the Draft Wicklow Town - Rathnew Development Plan 2025, this site has not been included for zoning consideration. My client seeks an adjustment to designate a portion of these lands, specifically 0.673 hectares fronting the Ballyguile Beg Road (L5101), as **RE - Existing Residential**.

In support of this proposal please consider the following:

1. Completion of Public Footpath on Ballyguile Beg Road (L5101)

Neville Developments are nearing the completion of the Avondale Manor housing scheme. A key compliance objective yet to be delivered is the construction of a new public footpath along Ballyguile Beg Road (L5101). To progress this, Neville Developments have coordinated with Wicklow County Council's compliance section to finalize the necessary details.

Subsequently, Neville Developments approached my client to seek her agreement for access to her lands to facilitate the footpath construction. An agreement has been reached, allowing for the removal of the existing trees and ditch along the boundary of my client's site. As part of this agreement, the following works will be undertaken:

- a) A new 1.5-meter-wide public footpath will be constructed.
- b) A replacement ditch embankment will be created to the rear of the new footpath.
- c) Two designated entry points with adequate setback areas will be provided to ensure access to my client's lands.

This collaboration will contribute to deliver improvement of pedestrian safety along Ballyguile Beg Road (L5101).

2. Access to Public services

- d) As part of discussions with Neville Developments to deliver a footpath my client also explored the feasibility of a connections to existing mains services at foul mains manhole Ballyguile Beg Road at exiting service in place to serve Avondale Manor. The topography of my clients' lands is ideally placed and this connection to existing services is very feasible.
- e) The drawing attached highlights the proximity of foul sewer pipe S5.001 (ExS23) and surface water pipe F5.000 (ExF15) to the site, demonstrating the feasibility of connections.

Summary

The Ballyguile Beg Road (L5101) exhibits an established pattern of both one-off housing and larger residential developments, such as Avondale Hall to the south and Avondale Manor, which is now completion to the north.

The Draft Wicklow Town - Rathnew Local Area Plan 2025 promotes **infill development** as a critical strategy for achieving compact growth.

Infill housing developments are encouraged in Existing Residential' (RE) zones. If the subject lands were now zoned as proposed. They can

- make efficient use **of serviceable lands** and existing infrastructure.
- To promote **infill development**, enhancing sustainability.
- **Respect the existing built fabric** and adjoining residential amenities.

This portion of my client's lands is ideally suited for **RE - Existing Residential** zoning, offering a small number of detached bungalow-style homes. These units provide a flexible housing option, particularly suited for individuals with mobility challenges, while also serving as an alternative to larger-scale developments. They add variety to the local housing market, appealing to those seeking to live on the town's periphery, and support a sustainable, inclusive approach to residential development.

The site is ideally located in proximity to the existing built environment, this zoning would be ideal infill within a well-integrated neighbourhood, enhancing the overall quality of life and aligning with compact growth principles. This proposal aligns with the core objective of **Housing for All**, ensuring access to affordable, high-quality housing that caters to diverse community needs.

We respectfully 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.

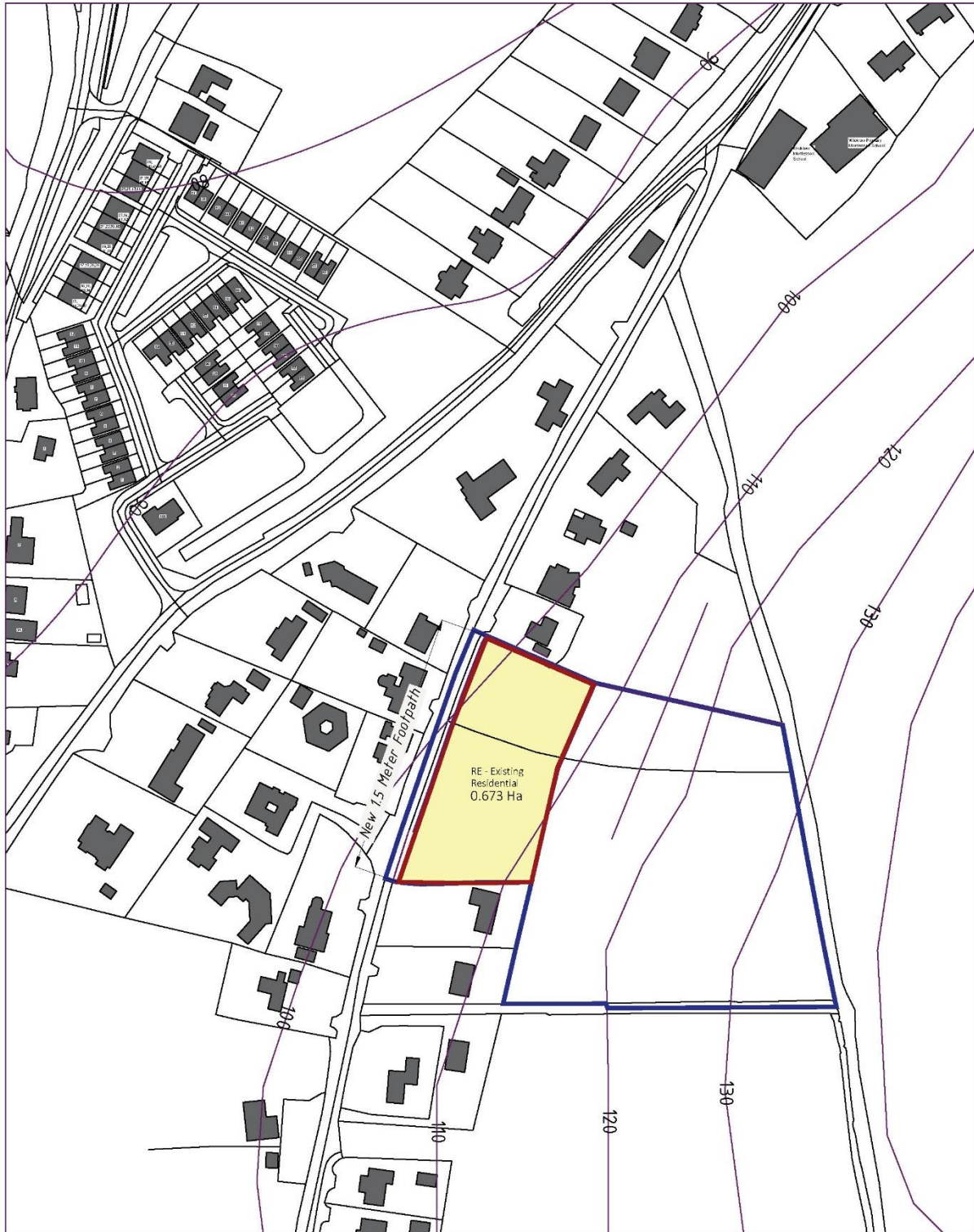
Yours sincerely

A handwritten signature in blue ink, appearing to read 'Nuala O'Connell WRIA1', is written over a horizontal dashed line.

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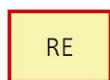
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X=730640 Y=692900



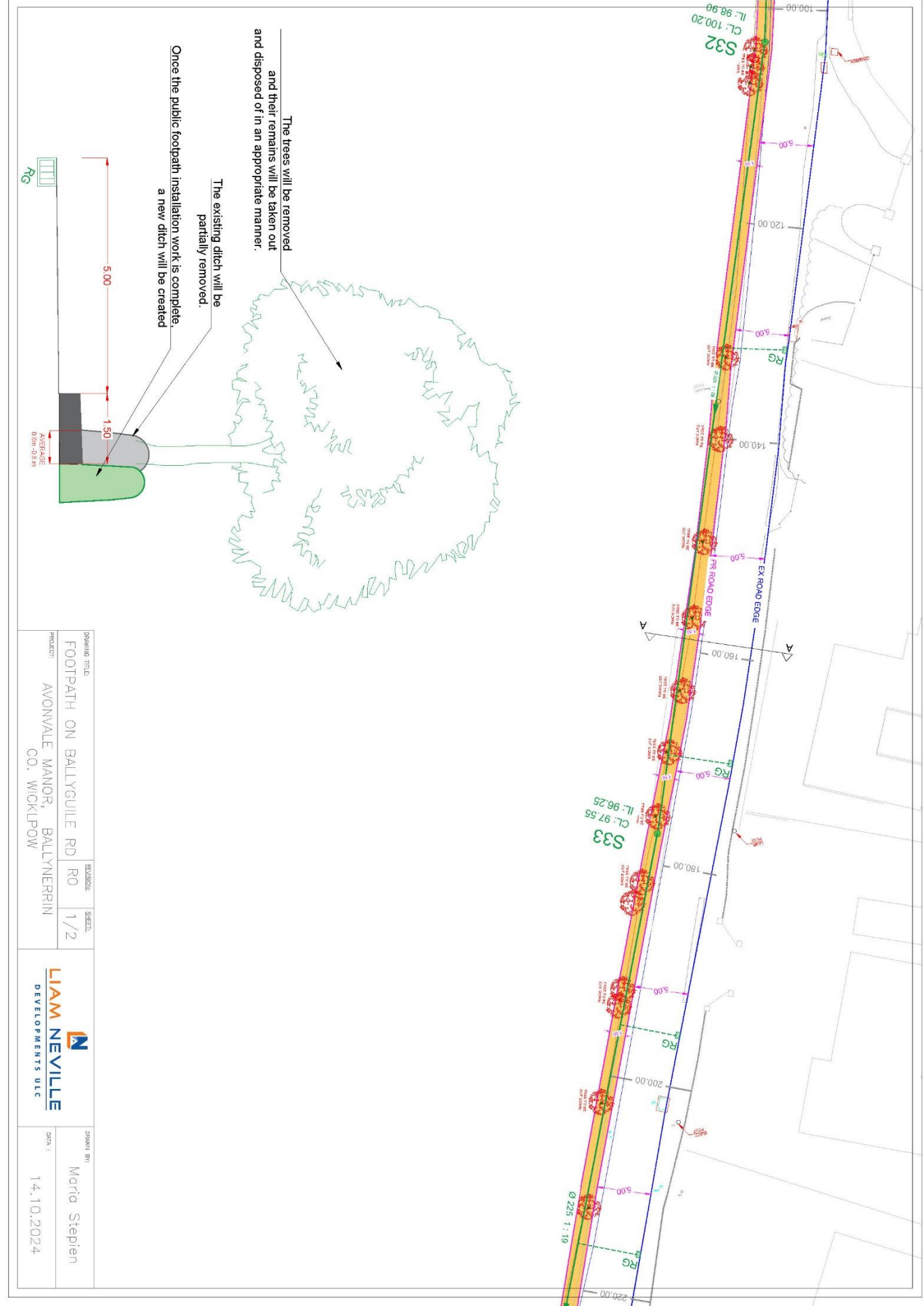
X=730175. Y=692310

X=730640 Y=692310



Submissions to Zone Lands TO RE - Existing Residential

OS Extract of Clients Lands Ballyguile Beg



The trees will be removed and their remains will be taken out and disposed of in an appropriate manner.

The existing ditch will be partially removed.

Once the public footpath installation work is complete a new ditch will be created

ISSUING TITLE	REVISION	SHEET
FOOTPATH ON BALLYGUILLE RD	R0	1/2
PROJECT:	AVONVALE MANOR, BALLYNERRIN CO. WICKLPOW	



DRAWN BY:	MARIA STEPIEN
DATE:	14.10.2024