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WICKLOW COUNTY COUNCIL

20 NOV 2024

PLANNING DEPT.

WICKLOW TOWN – RATHNEW LAP –REZONING PROPOSAL FOR LANDS
AT: ROSSANA LOWER, RATHNEW CO. WICKLOW LANDS IN THE
OWNERSHIP OF: JOHN WILDING [REDACTED]
WICKLOW,

INTRODUCTION & BACKGROUND Having reviewed the draft Wicklow Town-
Rathnew Local Area Plan 2025, we wish to make the following submission on
behalf of JOHN WILDING for the rezoning of land in his ownership –

- 1) REZONING: the 'Subject Lands' 8.62 ha. On folio WW7117. (See attached map outlined in red).
- 2) These lands to be included within the development boundaries.

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 Centers.' In accordance with current Planning policy, it would be in the interests of proper planning and sustainable development that the Subject Lands be zoned residential development in the upcoming Wicklow Town-Rathnew Development Plan.

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 residential development and are in close proximity to the local centers 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 prioritized in the interests of proper planning and sustainable development for the area.

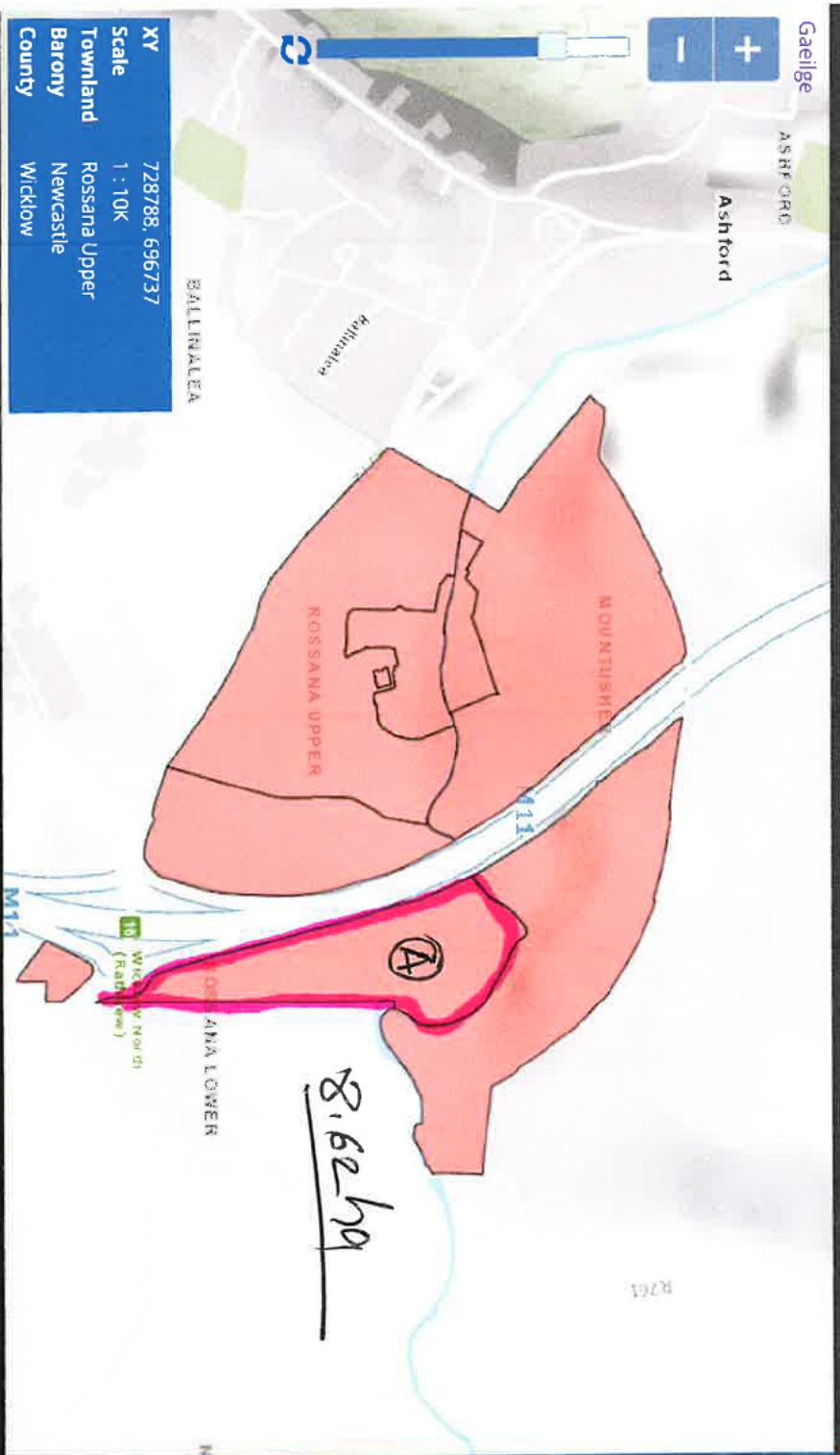
Pat O'Connor. 20/11/2024.

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Pat O'Connor. Dip Arch. Biat

Ross Boyce. Architectural Technician



XY 728788, 696737
 Scale 1 : 10K
 Townland Rossana Upper
 Barony Newcastle
 County Wicklow

Property Details

Folio Number	WW7717
Title Level	Freehold
Plan Number	4
Property Number	1
Area of selected plans	69.05 hectares.
Number of Plans on this folio:	9
Address	Not Available

View Folio PDF Request Certified Copy

*PPA Boundaries and Plan Area are not conclusive. See Section 62(2) of Registration of Title Act 2006 and Rule 8(2) of the Land Registration Rules 2012.

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Taite Éireann

Clárachán, Luacháil,
Suirbhéireacht
Registration, Valuation,
Surveying

Official Taite Éireann Registration Map

This map should be read in conjunction with the folio.

Taite Éireann (TÉ) Registration mapping is based on TÉ Surveying mapping. Where TÉ Registration maps are printed at a scale that is larger than the TÉ Surveying scale, accuracy is limited to that of the TÉ Surveying map scale.

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- Subleasehold
- 'S' Register

(see Section 8(b)(ii) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- ◐ Septic Tank
- ◑ Soak Pit

A full list of burdens and their symbology can be found at: www.landdirect.ie

Taite Éireann Registration operates a non-conclusive boundary system. The TÉ Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TÉ Registration map is conclusive as to the boundaries or extent.

(see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2005.

