



Draft Wicklow Town – Rathnew LAP Submission - Report

Who are you:	Agent
Name:	Rathnew Partnership
Reference:	DWTRLAP-145913
Submission Made	November 19, 2024 3:12 PM

Topic

Overall Vision and Strategy of LAP

Submission

see attached

Topic

Residential Development

Submission

see attached

Topic

Community Development (inc. sports facilities & schools, etc)

Submission

see attached

Map



Site Description:
lands at Ballybeg

File

WICKLOW- RATHNEW LAP.docx, 0.04MB

SLO5 - SLM.pdf, 0.63MB

I-047-PP-SL-003-03.pdf, 5.76MB

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WICKLOW- RATHNEW LOCAL AREA PLAN 2025.

SUBMISSION on BEHALF of the RATHNEW PARTNRSHIP.

This submission is made on behalf of the Rathnew Partnership. The Partnership owns the lands in Ballybeg, outlined in red on Map 1, attached. The submission deals with two issues. The first is the proposed zoning CE -“Community and Education” of the northern site (no.)2. The second concerns the phasing proposed for the residential zoning of the lands.

PROPOSED ZONING CE – Community and Education.

It is proposed to zone the northern site (4.88 hectares in area) for community and educational use. Chapter 7 of the Draft LAP, Community Development, states that the site is to be reserved for a secondary school. The table, on page 49, states that the site to be reserved is 5 hectares in area. An indicative layout of the school is included in SLO5 of the written statement.

In the first instance, it should be noted that the area identified in the SLO and also coloured blue on the proposed land use zoning map is in fact **7.7 hectares** in area. It appears that the extent of CE zoning proposed is in excess of that deemed sufficient in the written statement. Consequently, the indicative layout in SLO5 is too expansive. It is the case that a site of 5 hectares will accommodate a secondary school, with playing pitches, for c 1,000 pupils.

The Council is, therefore, requested to change (revert) the proposed zoning of the site to residential, as per the existing town development plan, of 2015.

If 5 hectares is needed to accommodate a school, the requisite area is shown in blue on Map 1. This shows the lands to the east of site 2 as the better location for a school. Some additional area of the Partnership lands is shown in blue (CE zoning) to create a 5-hectare site. This school site indicated has direct access to the R772, is located within walking distance of Rathnew village centre and is located in a part of the built-up area of the town best suited to serve the rural hinterland of the town. It is the population of this hinterland that is identified in the Draft LAP (Social Infrastructure Audit- Appendix 2) as creating the demand for a new secondary school.

Section 2.2 of the Audit deals with education. The assessment of need concludes, on page 23, that:

“there is (are) currently 2,155 post primary places within secondary schools in the settlement, therefore the demand within the settlement in 2031 can be catered for. However, given the large rural catchment Wicklow town has and the higher enrolment figure (33% extra pupils from the rural area), there is a need for post primary school places/schools in the future.”

Earlier in Section 2.2 it is noted that the current demand for school places is increased by that created by the rural hinterland. The townlands comprising the hinterland are identified. It is not stated, but it is estimated that the 2022 population of the hinterland is c. 8,447 people.

The Audit notes that the Department of Education considers the demand for secondary school places is generated by 8.5% of the overall population of a catchment area.

With a target population for the town of 19,400 in 2031 (as per the Core Strategy of the County Development Plan) secondary school places would need to provide for c.1,650 pupils. Existing secondary school capacity in the town is 2,150 and current enrolment 2,067. Therefore, it is assumed that the additional demand (for 417 places) is created by the population of the rural hinterland. This figure represents a demand of 5% created by the hinterland population of c.8,447.

In making provision for continued demand from the hinterland it is proposed to zone 5 hectares in Ballybeg and 21 hectares of the Dominican Convent lands.

If provision is to be made for ongoing demand from the hinterland, it must be asked –

Will the current level of demand from children living in the hinterland continue for the next 10 years?
Will the overall population of the hinterland continue to grow at levels to create such a demand?

The Core Strategy 2031 population target for the town is 19,400. 8.5% of same would create a demand for 1649 secondary school places. Equivalent to 77% of places available. Therefore, it seems that the draft LAP assumes that the residual 33% spaces available (c.500) will not be sufficient to cater for the future demand from the hinterland. As a result, provision is made for a new 1,000 pupil school (as well as the expansion of the Dominican Convent). If it is estimated that 1,500 places are needed to cater for the future demand from the hinterland, then, at 8.5%, such demand would be generated by a population of 17,647. This would represent a doubling of the hinterland population. A growth rate which would be represent unsustainable (and unacceptable) development of a rural area. A growth which is not catered for in any development plan nor any national or regional strategies.

Furthermore, if the current rate of demand from the hinterland (5% of the overall population) continues and 1,500 school places are provided to satisfy same then a population of c.30,000 would be required. Clearly, a scenario that will never exist.

As a result, of the above it is the conclusion of this submission that the proposed zoning of the Partnership's northern site, for Community and Education, is not necessary. This is based on the simple mathematics of the difference between 7.7 and 5 hectares as well as the uncertainty surrounding the assumptions pertaining to the continuation of existing demand from the rural hinterland.

Whether or not the need to zone any site for a secondary school remains, it is for others to argue if it should be on the lands to the east of the Partnership (site2) that fronts the R772.

Consequent to the above, it is put to the Council that the proposed zoning of the Partnership's northern site be zoned for residential use, as per the existing plan- as detailed on Map 1 of this submission.

RESIDENTIAL ZONING.

The second issue raised in this submission concerns the phasing of the proposed residential zoning of the Partnership's lands- site 1, to the south and site 2, as discussed above. The draft LAP proposes to zone lands for residential development. However, the lands are zoned RN2. This is a proposed phasing of development which is to be subsequent to the development of other residential lands zoned RN1.

It should be noted that planning applications have been lodged for development of the Partnership lands, as per the existing town development plan. That is, employment uses on site 1, to the south, and residential on site 2, to the north.

The RN1/RN2 phasing of residential zoning proposed in the draft LAP is informed by population targets in the Core Strategy of the Conty Development Plan. The draft LAP states that permission for RN2 lands will not be considered if housing generated by any proposed development **significantly** breaches core strategy targets. The development of both sites (at a net residential density of 35/hectare) would yield approximately 150 dwellings. Such an amount is not considered to significantly impact on Core Strategy targets.

The Partnership lands are serviced, close to Rathnew village centre and capable of being developed in the short of term. **As a result, the Council is asked to zone the lands in question residential (as proposed and as discussed above) but that they are zoned RN1 to enhance Rathnew village and consolidate development that is currently underway to the west of the Plan area.**

A handwritten signature in blue ink, appearing to read 'Bolin Gil'.

12th November 2024.

OVERALL SITE LAYOUT - DRAFT



PROPOSED RESIDENTIAL SITE LAYOUT 1 OUTLINED IN RED				PROPOSED RESIDENTIAL SITE LAYOUT 2 OUTLINED IN BLUE			
GROSS AREA - 10 ACRES/ 3.9 HA NET AREA - 7 ACRES/ 2.8 HA 99 UNITS IN TOTAL PROPOSED DENSITY - 35 UNITS PER /HA				GROSS AREA - 7 ACRES/ 2.87 HA NET AREA - 5.82 ACRES/ 2.35 HA 85 UNITS IN TOTAL PROPOSED DENSITY - 36 UNITS PER /HA			
x18	HT A 142.99sq.m (4 beds semi-detached)	x25	HT B1 116.24sq.m (3 beds semi-detached or end of terrace)	x3	HT J 139.86sq.m (4 beds detached)	x28	HT B1 116.24sq.m (3 beds semi-detached or end of terrace)
x5	HT A1 139.99sq.m (4 beds semi-detached side entrance)	x21	HT B 117.56sq.m (3 beds mid terrace)	x5	HT A 142.99sq.m (4 beds semi-detached)	x32	HT B 117.56sq.m (3 beds mid terrace)
x2	HT B 136.46sq.m (4 beds semi-detached side entrance)	x7	HT B2 118.24sq.m (3 beds semi-detached or end of terrace side entrance)	x3	HT A1 139.99sq.m (4 beds semi-detached side entrance)	x3	HT B2 118.24sq.m (3 beds semi-detached or end of terrace side entrance)
x2	HT C 117.88sq.m (3 beds semi-detached Backless)	x5	HT F 91sq.m (2 beds end of terrace)	x2	HT D 136.46sq.m (4 beds semi-detached Backless)	x4	HT H1-H2 XXXsq.m (1 bed mid semi-detached)
			HT H1-H2 XXXsq.m (1 bed mid semi-detached)				

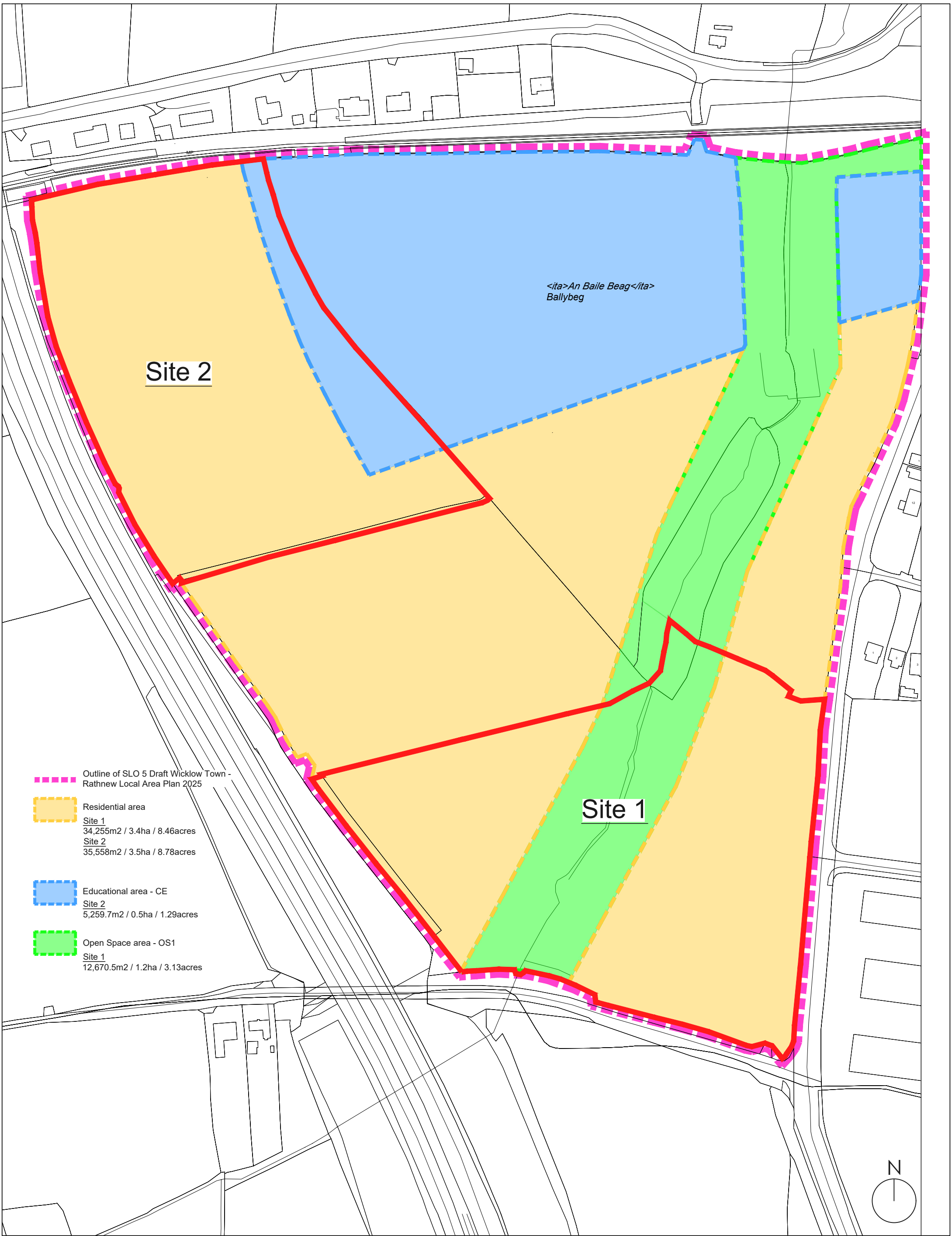
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REV	DESCRIPTION	BY	DATE

CLIENT:	CANNOCK WAY LTD
PROJECT:	MIXED DEVELOPMENT AT RATHNEW, CO. WICKLOW
DRAWING TITLE:	OVERALL SITE LAYOUT - DRAFT
DRAWN BY:	LIP
CHECKED BY:	MB
SCALE:	1:1000 @ A1
DATE:	Mar. 2024

DRAWING No:	I-047-PP-SL-003-03
REVISION:	-
DRAT ISSUE	

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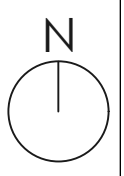


Site 2

An Baile Beag
Ballybeg

Site 1

- - - - - Outline of SLO 5 Draft Wicklow Town - Rathnew Local Area Plan 2025
- Residential area
 - Site 1
34,255m² / 3.4ha / 8.46acres
 - Site 2
35,558m² / 3.5ha / 8.78acres
- Educational area - CE
 - Site 2
5,259.7m² / 0.5ha / 1.29acres
- Open Space area - OS1
 - Site 1
12,670.5m² / 1.2ha / 3.13acres



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REV	DESCRIPTION	BY	DATE

CLIENT: RATHNEW PARTNERSHIP			
PROJECT: BALLYBEG RATHNEW			
DRAWING TITLE: Site Location Map			
DRAWN BY: LTP	CHECKED BY: MB	SCALE: 1:2000 @ A3	DATE: OCT 24

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DRAWING No: SLO5 - SLM	REVISION: -
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