

**Planning and Design
Statement - Response to
WCC FI Item 1**

Large Scale Residential Development

**On lands located at Tinakilly,
Rathnew, Co. Wicklow.**

Reg. Ref. 2360219

On behalf of Keldrum Limited

November 2023

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1 INTRODUCTION

This Planning and Design Statement has been prepared by Brock McClure Planning and Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin on behalf of our client Keldrum Limited c/o Ardale Property Group, Unit B4, Oakfield Industrial Estate, Dublin 22, D22 XD28 in direct response to a request for Further Information issued by Wicklow County Council for the subject application, WCC Reg Ref. 2360219 on the 6th of October 2023. Further Information Item 1 included in the FI Request was as follows:

Please submit a Planning & Design Statement in relation to how the proposed development would provide for and enhance pedestrian and cyclist use and permeability within the proposed development, between the proposed development and existing development and between the proposed development and the wider area, including existing public amenity areas and local services. The Statement should identify existing pedestrian and cyclist routes and any new routes that would be developed, or supported, by the proposed development. The Statement should set out how the proposed development aligns with the Objectives of the County Development Plan 2022, and National & Regional Planning Policy, to create healthy places that enable a high quality of life, reduce reliance on vehicular travel, promote active travel, facilitate pedestrian and cycle linkages, etc.

The Statement should also address the following specific items:

(a) The Wicklow Town – Rathnew Development Plan 2013 identifies a pedestrian walkway along the existing Tinakilly Avenue and the road leading to the Murrough SAC/SPA. Furthermore, Tinakilly Avenue and the road leading to the Murrough SAC/SPA are used, and have been historically used, by the public as a walking and cycling route between the R750 and the Murrough SAC/SPA. It would appear that the proposed development includes both the provision of a timber boundary and controlled gates located on the existing Tinakilly Avenue, which would sever this particular route.

Such severance would have a severe and unacceptable impact on pedestrian and cycle permeability, would be contrary to the Objectives of the County Development Plan 2022 - 2028 and the Wicklow Town –Rathnew Development Plan 2013, as well as National & Regional Planning Policy and may block an existing public right of way.

(b) The proposed development, by virtue of the provision of a timber boundary across Tinakilly Avenue, would result in pedestrian and cycle access from the proposed development being reliant on the proposed Inner Relief Road, which joins the R750 at Merrymeeting and the R761/R772 on the northern side of Rathnew. Having regard to,

(i) the location of the proposed development and the permitted adjoining housing development to the south, both of which are part of 2 residential zoning blocks (R1 & R2) detailed in the Clermont – Tinakilly Action Area of the Wicklow Town – Rathnew Development Plan 2013,

(ii) the location of an existing bus stop on the R750 opposite the existing entrance to Tinakilly Avenue and

(iii) the location of existing services within Rathnew Town Centre, it is considered that the proposed development would result in a circuitous pedestrian and cycle route from the proposed and adjoining development, which would not enhance and promote pedestrian and cycle permeability and accessibility.

(c) The submitted documents state that the owner of Tinakilly Avenue will close the original entrance at the R750. However, no details have been provided what this entails and how it would be achieved. In this regard, it is noted that the existing entrance onto the R750 is located outside of the subject site and there are currently no gates on the said entrance, nor would it appear that any planning permission exists for such closure

d) The proposed development, by virtue of the proposed controlled gates located on the existing Tinakilly Avenue to the east of the proposed Inner Relief Road, would effectively block vehicular, cycle and pedestrian access to existing dwellings located on the road leading to the Murrough SAC/SPA. No information, or evidence, has been submitted that the Applicant has sufficient interest to carry out the proposed blocking of such access.

In responding to this item, the Applicant may wish to submit revised proposals to address any matters identified.

This report has been prepared to accompany the Further Information Response Report prepared by Brock McClure Planning and Development Consultants to specifically itemise out and respond to each of the Further Information queries as listed by Wicklow County Council in Further Information Item 1.

It is submitted that as part of the Further Information Response prepared by the Applicant and Design Team, the treatment of Tinakilly Avenue has been revised in response to the Planning Authority request and Local Resident submissions, and we now confirm that the Avenue design as submitted with this Further Information Response Pack maintains access for pedestrians and cyclists along the entirety of the Avenue.

This statement will directly respond to each of the queries included in Further Information Request Item 1 as requested by the Planning Authority, and show how the proposed development is compliant with the objectives of the Wicklow County Development Plan 2022 – 2028 and National and Regional Planning Policy to create healthy places and enable a high quality of life, reduce reliance on vehicular travel, promote active travel and facilitate pedestrian and cycle linkages etc.

This report is structured as follows to comprehensively respond to all queries raised by the Planning Authority in Further Information Item 1 as follows:

- **Section 2** - Details pedestrian and cycle links within the proposed development, between the proposed development and existing development, between the development and the wider area including existing public amenity areas and public services and identifies existing cycle routes that will be supported or developed by the proposed development.
- **Section 3** – Details how the proposed development complies with National, Regional and Local Planning Policies and Objectives surrounding the creation of healthy places that enable a high quality of life, reduces reliance on vehicular travel, promotes active travel and facilitates pedestrian and cycle linkages.
- **Section 4** – Provides a direct response to each of the Further Information subsection items A – D included within Further Information Item 1, that the Planning Authority has requested are addressed in this Further Information Response Planning and Design Statement.

2 PEDESTRIAN/ CYCLE PERMEABILITY

As part of Further Information Request Item 1, the Planning Authority requested that the Planning and Design Statement prepared for the development at FI stage should show:

‘how the proposed development would provide for and enhance pedestrian and cyclist use and permeability within the proposed development, between the proposed development and existing development and between the proposed development and the wider area, including existing public amenity areas and local services. The Statement should identify existing pedestrian and cyclist routes and any new routes that would be developed, or supported, by the proposed development’.

Within the proposed development the applicant and design team have made extensive efforts to provide safe, practical and accessible pedestrian and cycle connections through the development site. It is submitted to the Local Authority that there is a significant number of connections through the development site provided by a network of estate roads, cycle connections and footpaths that have been designed to a high standard.

The development has been designed to prioritise cycle and pedestrian permeability and travel over vehicular travel.

A large section of the northern and north eastern section of the development site has been designed as a park area, with designated routes that can be used by pedestrians and cyclists. This area of landscaped park for use by pedestrians and cyclists connects into the residential element of the development site via the plaza area located in the north east portion of the scheme. This area allows for continued pedestrian and cyclist travel towards the centre of the eastern portion of the site away from vehicles.

The northern parkland area connects to the west of the site across the proposed section of the Rathnew Inner Relief Road via a signalised pedestrian crossing point, which promotes safe crossing of the road for pedestrians and cyclists.

The western portion of the site features a pathway for use by pedestrians and cyclists from the signalised crossing point in the north western portion of the lands, traversing south towards the centre of the western portion of the site through zoned open space towards residential dwellings in the south western portion of the site.

The provision of these routes and crossing point allow for ease of travel through the site for pedestrians and cyclists, separate from cars. These pathways through the open space lands provided within the development site offer positive opportunities for recreational walks for future residents of the development and the general public. Throughout the open space zoned areas, which these pathways traverse, there are a variety of landscaped areas provided inclusive of ponds, play areas and areas with native tree planting. We refer the Planning Authority to the Landscape Drawing Pack and Design Statement prepared by Murphy & Sheanon as submitted with the original planning application, and updated Landscape Masterplan and Boundary Treatment Plan prepared by Murphy & Sheanon as part of this Further Information Response pack for details.

A second signalised pedestrian crossing point is provided in the southern portion of the development site, across the proposed section of the Rathnew Inner Relief Road. This proposed signalised crossing point supports pedestrian and cyclist permeability from Tinakilly Avenue to the residential element of the development on east of the Rathnew Inner Relief Road.

A linear park is provided through the central portion of the development east of the Rathnew Inner Relief Road. A pathway is provided through the linear park provided for use by pedestrians and cyclists, which promotes safe travel through the site for these users separate to the provided vehicular roads.

A full segregated cycle lane and pedestrian footpath is provided along both sites of the proposed section of the Rathnew Inner review road through the development site. This proposed connection

through the site segregated from vehicles promotes safe travel for vulnerable road users, and can be used to traverse the development site from south to north and vice versa.

There are cul de sac areas provided throughout the development site, which prevent vehicular traffic from free flowing, but allow for pedestrian and cyclists to pass via footpaths extending from the end of the provided cul de sacs.

Between the proposed development and existing development the applicant and design team have made extensive efforts to ensure that the proposed development offers safe and convenient pedestrian and cycle connections.

It is noted at this point that the applicant has been involved in the design of a number of schemes on and surrounding the Tinakilly Lands, which will contribute towards the provision of residential development in the Wicklow and Rathnew Area. These developments include Clermont Grove to the north west of the subject lands, and Tinakilly Park to the immediate south of the site.

The proposed development will provide links between the existing and under construction developments at Clermont Grove and Tinakilly Park along the proposed section of relief road. The proposed development in combination with development at Clermont Grove and Tinakilly Park will form a connected network of significant recreational pathways for both residents and the wider public.

All elements of the overall development at Clermont, Tinakilly Park and the subject application have been designed by the applicant and design team to integrate, and present a comprehensive and legible overall scheme at Rathnew. The design team has made extensive efforts to provide an integrated design approach across all schemes, which includes ensuring that pedestrian and cycle connections are provided through the entirety of the lands, connecting all schemes in a safe and usable manner.

The below Figure 1 has been prepared by Murphy and Sheanon and shows the extent of connections between the proposed development and surrounding existing and under construction development.

This diagram details the following connections between the existing and proposed developments:

- The looped walkway for use by pedestrians and cyclists through the proposed development and the granted under construction development to the south at Tinakilly Park.
- The link to Rathnew Village and Broad Lough through Tinakilly Avenue. This link is accessible for pedestrians and cyclists along the entire length of the Avenue and vehicles through the east side of the Avenue from the proposed section of the Rathnew Inner Relief Road.
- A potential future connection for pedestrians and cyclists from the proposed development to the applicants development to the north west of the development site at Clermont along the Rathnew Stream.
- The link for pedestrians and cyclists segregated from vehicular traffic along the entire length of the proposed and permitted sections of the Rathnew Inner Relief Road, connecting the proposed development to Clermont to the north west and Tinakilly Park to the south. This Connection along the Rathnew Inner Relief Road provides a link from the overall development on the Tinakilly lands towards Costa Coffee and Aldi to the north west, the Broomhill creche to the south west and schools including Colasite Cill Mhantain and St Coens National School to the south west.
- New connections for pedestrian and cyclist use across the pedestrianised section of the west of Tinakilly Avenue, connecting the proposed development to Tinakilly Park to the south.

A public car park has been granted permission and is under construction to the south of the development site at Tinakilly Park. This will allow the wider public to drive to the overall development at Tinakilly, park their cars, and avail of the provided pedestrian the cycle routes through the Tinakilly and Clermont lands

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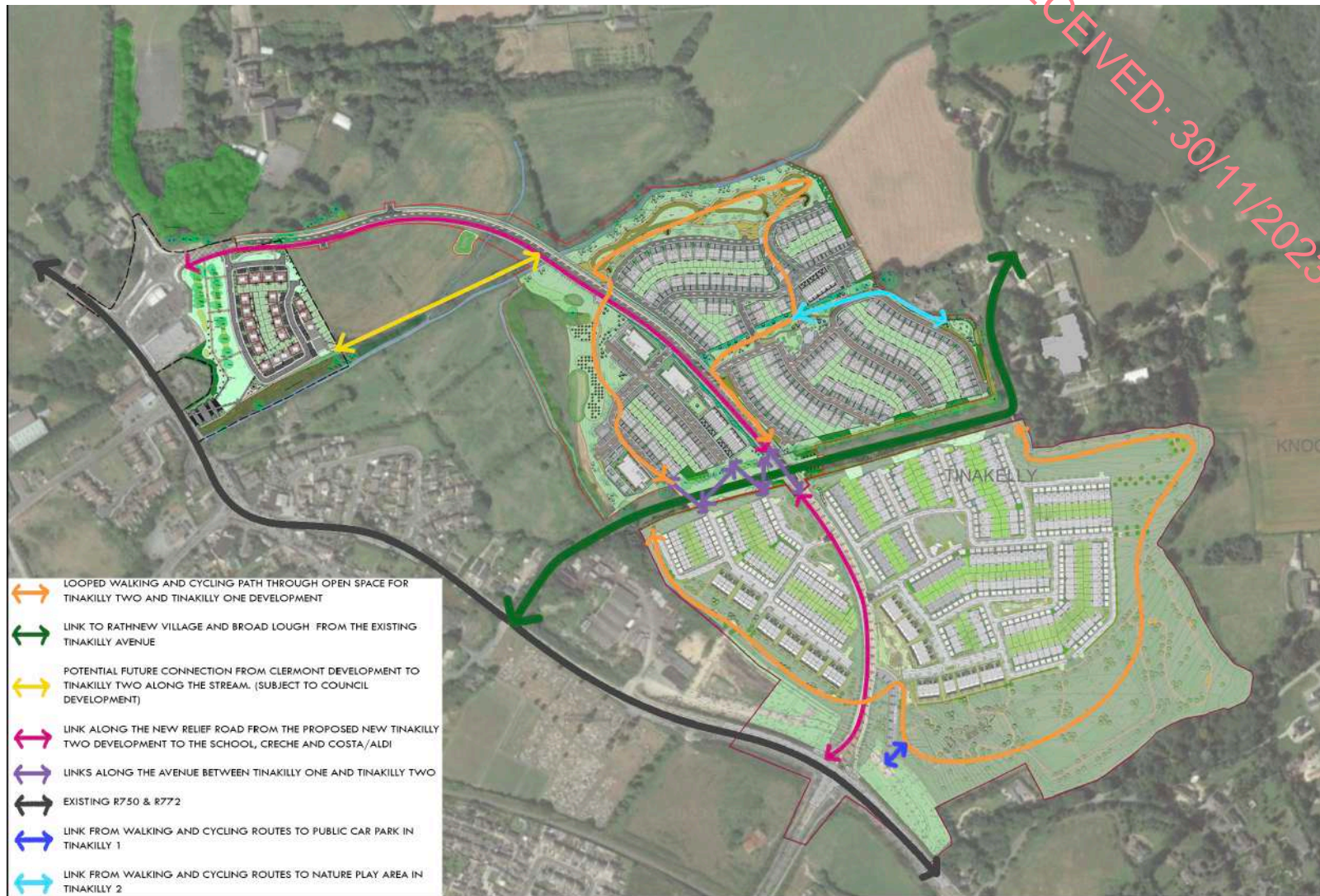


Figure 1 -Connections between all applicant's developments at Tinakilly (Permitted and Proposed)

Between the proposed development and the wider area, including existing public amenity areas and local services the applicant has made extensive efforts to enhance and maintain connections between the proposed development and the wider area.

The originally proposed development design included a proposed solid timber boundary along the western site boundary at Tinakilly Avenue. The applicant has considered comments from local residents and Wicklow County Council regarding the closure of the Avenue as a pedestrian and cyclist throughway and has now amended this design at Further Information stage.

The boundary treatment now proposed along Tinakilly Avenue now consists of retractable bollards, which allow for pedestrian and cyclist connection to be maintained along the entirety of Tinakilly Avenue, whilst restricting vehicular access to the section of the western portion of Tinakilly Avenue within the development redline boundary. This boundary treatment also allows for the integrity of Tinakilly Avenue to be maintained, providing minimal visual changes along this portion of the Avenue from its current condition, but increasing safety for pedestrians and cyclists. A mock-up of how this boundary treatment has been prepared by Murphy & Sheanon Landscape Architects and is now presented on Figure 2 below for the benefit of the Planning Authority.

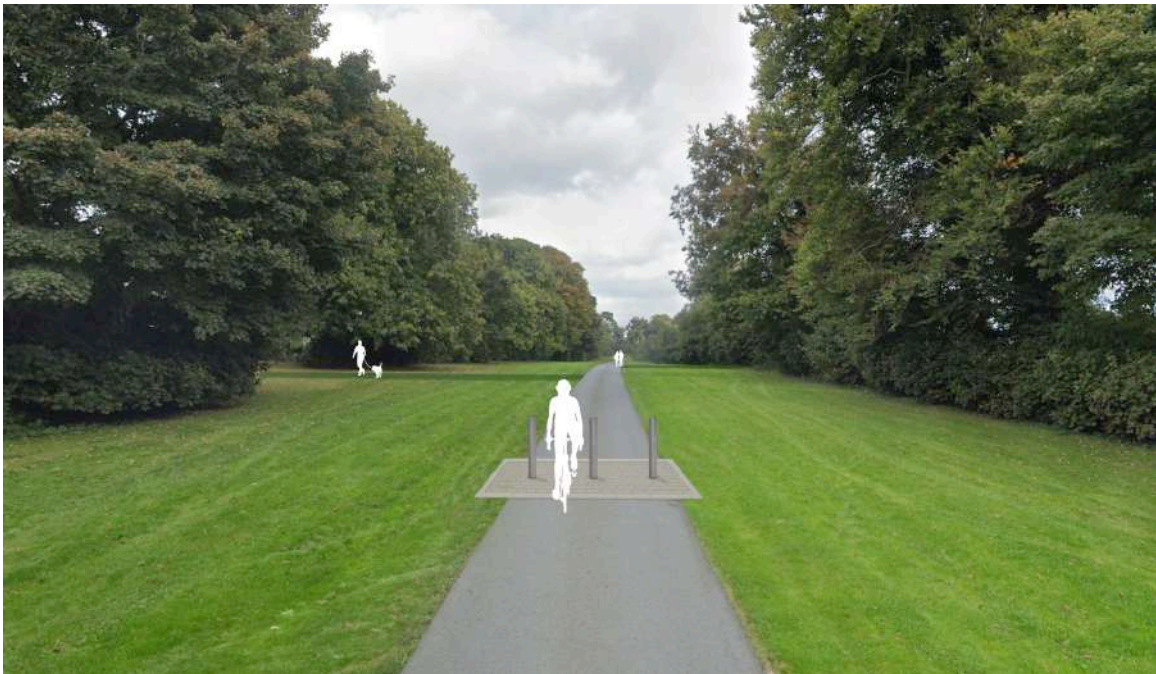


Figure 2: Mock-up of proposed boundary treatment along the western site boundary at Tinakilly Avenue. These proposed retractable bollards replace the previously proposed timber fencing at this location and allow for pedestrian and cyclist permeability through Tinakilly to be maintained/enhanced.

If it is submitted that this design change now presented at Further Information stage to maintain and enhance pedestrian and cyclist connections along Tinakilly Avenue harbours enhanced pedestrian connections from the development site through the Avenue towards the R750, from which onward travel can occur from the development site towards existing public amenity areas and local services within Rathnew and Wicklow Town.

Figure 3 below has been prepared by Murphy & Sheanon Landscape Architects and shows how the retractable bollard boundary treatment now proposed along Tinakilly Avenue promotes pedestrian and cycle connections from the development site towards the R750 and Rathnew Village to the west, and towards Broad Lough and Tinakilly House and Hotel to the east of the site:

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Figure 3 – Connections created and maintained for pedestrians and cyclists along Tinakilly Avenue providing direct access from the development to the R750 and Rathnew Village to the west of the site and Tinakilly House and Hotel and Broad Lough to the east of the site. Connections from the development and public amenity areas/ local services shown.

It is submitted that the following connections between the development site, and the overall development at Tinakilly and Clermont are created, enhanced, and maintained to surrounding public amenity areas and local services within 1.5km of the subject site:

- The pedestrian and cyclist connection along Tinakilly Avenue from the R750 towards the Tinakilly House and Hotel is maintained and enhanced via restricting vehicular access to a section of the Avenue to the west via provision of retractable bollards. This provides enhanced safety for pedestrians and cyclists along Tinakilly Avenue and maintains the existing connection from the R750 towards Broad Lough. Pedestrians and cyclists will also have direct access to the R750 along the Avenue from the development site.
- A pedestrian and cycle connection from the development towards the applicants constructed development at Clermont to the northwest, as well as Aldi and Costa Coffee, is provided via the new pedestrian and cycle link provided along the Rathnew Inner Relief Road, segregated from vehicular traffic.
- The proposed section of the Rathnew Inner Relief Road connects to the permitted section of this road through Tinakilly Park to the south of the development site. This will provide a pedestrian and cycle connection segregated from vehicular traffic from the proposed development towards the Merrymeeting Junction to the southwest of the development site. From the Merrymeeting junction, pedestrians and cyclists can travel onwards towards the permitted creche facility at Broomhall, which is currently under construction, St Coens National School, Colaiste Cill Mhantain Secondary School and the Wicklow Primary Healthcare Centre, all within 1.5km of the subject site to the southwest.
- The links created from the overall development on the Tinakilly Lands also provide direct safe pedestrian and cyclist connections to bus stops along the R750 road to the west of the site.

As part of the request for Further Information issued by Wicklow County Council it was requested that this Planning and Design Statement should **identify existing pedestrian and cyclist routes and any new routes that would be developed, or supported, by the proposed development.**

The applicant and design team have identified the following existing pedestrian and cycle routes surrounding the development site:

- A cycle lane and footpath segregated from vehicular traffic current extends from the Merrymeeting Junction to the south of the subject site. This cycle and pedestrian route extends west, and currently provides a pedestrian and cycle connection towards St. Coens National School and Colaiste Cill Mhantain. As part of the overall development at Tinakilly, a section of the Rathnew Inner Relief Road has been permitted and is under construction as part of the Tinakilly Park development to the immediate south of the development site.

The section of the Rathnew Inner Relief Road proposed as part of this application will connect to the permitted section of road traversing Tinakilly Park to the south towards the Merrymeeting junction. The entire length of the Rathnew Inner Relief Road features pedestrian and cycle paths segregated from vehicular traffic. These new pedestrian and cycle paths will join the R750 at the Merrymeeting Junction and connect to existing pedestrian/ cycle infrastructure, allowing for pedestrians and cyclists to safely travel from the development on the Tinakilly lands towards St. Coens National School and Colaiste Cill Mhantain without a requirement to use the same carriageway as vehicular traffic.

It is noted that the existing segregated cycle and pedestrian path at the Merrymeeting junction also extends south towards Wicklow Town. Residents of the proposed development can avail of the use of the segregated cycle and pedestrian infrastructure along the Rathnew Inner Relief Road from the proposed development to the Merrymeeting junction, and continue via existing

pedestrian/ cycle infrastructure, heading south towards the Wicklow Primary Care Centre and Wicklow Town.

It is submitted that the provision of cycle facilities as proposed along the Rathnew Inner Relief Road for pedestrians and cyclists presents new routes that will be developed, and also supports existing cycle and pedestrian connectivity through the Wicklow/ Rathnew area.

- An on road cycle lane currently runs along the R750 past the entrance to Tinakilly Avenue, towards both Rathnew to the north and the Merrymeeting junction to the south. The maintenance of pedestrian and cyclist access through Tinakilly Avenue now proposed as part of this Further Information Response means that residents and the general public can cycle/ walk down the western portion of Tinakilly Avenue from the Rathnew Inner Relief road and travel onwards via the existing pedestrian/ cyclist infrastructure along this section of the R750.

The proposed development offers an alternative cycle route for cyclists not wanting to use the existing on road cycle lane from Rathnew Village towards the Merrymeeting junction. Should cyclists wish to avail of a cycle lane segregated from vehicular traffic to complete this journey, they can enter the overall development at Tinakilly north of Rathnew via the applicants development at Clermont, and avail of the segregated cycle lane which will run along the length of the Rathnew Inner Relief Road from Clermont to the Merrymeeting junction. Existing segregated cycle lanes exist from the Merrymeeting junction onwards to the south and west, meaning that cyclists will not be required to share the road with vehicular traffic, and provides a safer travel option for cyclists wishing to travel from Rathnew Village towards Wicklow Town.

The proposed development allowing for cyclists to join the existing on road cycle lane at the R750 from Tinakilly Avenue supports existing cycle routes, and the provision of a segregated cycle route from the Clermont development to the north west of the site through to the Merrymeeting Junction offers a development of cycle facilities that users can avail of to avoid cycling via an on road cycle lane if they wish.

Figure 4 below has been prepared by Murphy & Sheanon to demonstrate how the existing cycle network surrounding the subject site integrates with proposed new cycle facilities and cycle access through Tinakilly Avenue:

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Figure 4 – Existing Cycle Network Integration with New Cycle Facilities and Cycle Access Through Tinakilly Avenue

3 COMPLIANCE WITH NATIONAL, REGIONAL AND LOCAL PLANNING POLICY

This section of the Planning and Design Statement as requested by Wicklow County Council has been prepared to directly respond to the request of Wicklow County Council included within Further Information Item 1 which noted:

‘The Statement should set out how the proposed development aligns with the Objectives of the County Development Plan 2022, and National & Regional Planning Policy, to create healthy places that enable a high quality of life, reduce reliance on vehicular travel, promote active travel, facilitate pedestrian and cycle linkages, etc’.

The below tables have been prepared to provide a direct response to policies included within the National Planning Framework, Regional Spatial and Economic Strategy for the Eastern and Midland Region, and the Wicklow County Development Plan related to healthy placemaking:

National Planning Framework:

Policy/ Objective		Applicant Response
NPO 17	Enhance, integrate and protect the special physical, social, economic and cultural value or built heritage assets through appropriate and sensitive use now and for future generations.	<p>A part of this Further Information Response Tinakilly Avenue was identified as the main feature of the lands to be maintained and enhanced as part of the design.</p> <p>The Design now proposed at Further Information stage maintains pedestrian and cyclist access through Tinakilly Avenue.</p> <p>The proposed Avenue design proposes lighting along a portion of the Avenue and pedestrian links to permitted and proposed residential development to the immediate north and south of the avenue.</p> <p>This approach to incorporating Tinakilly Avenue in the scheme design allows for the integrity and usability of the Avenue to be maintained, whilst also increasing safety and connections from this location.</p> <p>This proposed design approach minimises any visual impacts to Tinakilly Avenue, which was noted as a concern from local residents in submissions made on the originally lodged application.</p>
NPO 26	Support the objectives of public health policy including Healthy Ireland and the National Physical Activity Plan, through integrating such policies, where appropriate and at the applicable scale, with planning policy.	<p>The proposed overall development inclusive of the proposed development, Clermont Grove to the northwest and Tinakilly Park, currently under construction to the south of the site, contribute towards the promotion of physical activity via the provision of large open space areas for active and passive recreation inclusive of landscaped seating areas, looped</p>

		<p>pathways through the development sites, the provision of play areas and linear parks.</p> <p>The restriction of vehicular access through the western portion of Tinakilly Avenue whilst maintaining pedestrian and cyclist access promotes physical activity and the creation of safe pedestrian and cyclist only links.</p>
NPO 27	<p>Ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments and integrating physical activity facilities for all ages.</p>	<p>The overall development on the Tinakilly lands promotes the creation and maintenance of a variety of cycle and pedestrian routes through the Tinakilly lands towards Rathnew and Wicklow Town, the maintenance of access for pedestrians and cyclists through Tinakilly Avenue and the creation of walking and cycle routes through the development site. We refer to section 2 of this Planning and Design Statement for details.</p> <p>The restriction of vehicular access to the western portion of Tinakilly Avenue creates a safe area for pedestrians and cyclists to access and egress the development site, segregated from vehicular traffic.</p>
NPO 63	<p>Ensure the efficient and sustainable use and development of water resources and water services infrastructure in order to manage and conserve water resources in a manner that supports a healthy society, economic development requirements and a cleaner environment.</p>	<p>The proposed development promotes the sustainable use and development of water services and water infrastructure.</p> <p>We refer the Planning Authority to the Hydrology Chapter of the originally submitted Environmental Impact Assessment Report and the watermain, foul and surface water network design drawings prepared by CS Consulting.</p>
NPO 64	<p>Improve air quality and help prevent people being exposed to unacceptable levels of pollution in our urban and rural areas through integrated land use and spatial planning that supports public transport, walking and cycling as more favourable modes of transport to the private car, the promotion of energy efficient buildings and homes, heating systems with zero local emissions, green infrastructure planning and innovative design solutions.</p>	<p>An Air Quality and Climate Assessment for the proposed scheme was included within the Environmental Impact Assessment Report lodged as part of the original application pack.</p> <p>The design of Tinakilly Avenue now proposed at Further Information Stage further promotes walking and cycling from the proposed development to the R750 to the west of the site. There is a bus stop located at the end of Tinakilly Avenue along the R750, which will allow future residents of the proposed development to choose public transport options for travel over the private car.</p>
NPO 65	<p>Promote the pro-active management of noise where it is likely to have significant adverse impacts on health and quality of life and support the aims of the Environmental Noise Regulations through national planning guidance and Noise Action Plans.</p>	<p>It is submitted that a Noise and Vibration Assessment for the proposed scheme was included within the Environmental Impact Assessment Report lodged as part of the original application pack. We refer the Planning Authority to this originally lodged document for details.</p>

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Regional Spatial and Economic Strategy for the Eastern and Midland Region:

Policy/ Objective		Applicant Response
RPO 9.1	In planning for the creation of healthy and attractive places, there is a need to provide alternatives to the car and to prioritise and promote cycling and walking in the design of streets and public spaces. Local authorities shall have regard to the Guiding Principles for ‘Healthy Placemaking’ and ‘Integration of Land Use and Transport’ as set out in the RSES and to national policy as set out in ‘Sustainable Residential Development in Urban Areas’ and the ‘Design Manual for Urban Roads and Streets (DMURS)’.	<p>Section 2 of this Planning and Design Statement provides a detailed overview of the design elements of the proposed development presented to promote cycling and walking, and their connectivity to surrounding existing development, and local services and amenities.</p> <p>The Tinakilly Avenue design proposed as part of this further information response report promotes the prioritisation of pedestrian and cyclist movement to and from the proposed development.</p> <p>Vehicular movement to the western portion of the Avenue will be restricted, allowing this section to operate as a solely pedestrian and cyclist route from the proposed distributor road to to the R750.</p> <p>The Avenue design now proposed at Further Information stage will remove the originally proposed boundary treatments across the Avenue and maintain accessibility for the public along the entire length of the Avenue.</p> <p>Segregated cycle lanes are provided throughout the development site, promoting safe cycle travel to and from the proposed development along the proposed and permitted sections of the Rathnew Inner Relief Road.</p>
RPO 9.11	Local authorities shall support the preparation of Design Guidelines to provide for improvements in the appearance of streetscapes and for revitalising spaces for example with cost effective, temporary uses that build on the longer-term vision for space.	<p>It is submitted that the proposed development streetscape has been designed to a high standard, providing a mix of sizes, unit types and materials proposed throughout the development site.</p> <p>All provided open space areas have been carefully designed to promote maximum usability, through both the soft and hard landscaping elements implemented in the scheme design.</p>
RPO 9.12	In planning policy formulation and implementation local authorities and other stakeholders shall be informed by the need to cater for all levels of disability, through the appropriate mitigation of the	The proposed development has been designed with the needs of all in mind. A variety of unit sizes and types have been provided, which could facilitate the needs of

	<p>built environment, and in particular for the needs of an ageing population.</p>	<p>older persons wishing to downsize from existing dwellings.</p> <p>Where possible, units have been designed to meet Part M accessibility standards. An adequate level of accessible parking spaces is provided throughout the development site.</p> <p>All open spaces provided throughout the development site have been designed to be accessible and usable by users of all ages and abilities.</p>
RPO 9.13	<p>Local authorities and relevant agencies shall ensure that new social infrastructure developments are accessible and inclusive for a range of users by adopting a universal design approach and provide for an age friendly society in which people of all ages can live full, active, valued, and healthy lives.</p>	<p>The proposed development is residential and not an application for a new social infrastructure development. However, the proposed development has been designed to cater for a universal approach. The proposed unit mix, variety of unit types, open spaces, and connections to existing social infrastructure in Rathnew and Wicklow Town mean that the development can be used by residents and the public of all ages and abilities.</p>
RPO 9.14	<p>Local authorities shall seek to support the planned provision of easily accessible social, community, cultural and recreational facilities and ensure that all communities have access to a range of facilities that meet the needs of the communities they serve.</p>	<p>It is submitted that a creche facility to cater for the applicants' developments within the Wicklow/ Rathnew area was permitted under WCC Ref. 19/853 (as amended by Ref. 22/590) and is currently under construction at The Broomhall Business and Enterprise Park, Merrymeeting, Co. Wicklow to the southwest of the development site.</p> <p>This creche facility caters for any childcare requirement arising from the proposed development, this approach has been agreed with the Wicklow County Childcare Committee.</p> <p>All proposed open space areas throughout the proposed development site have been designed to promote usability for residents of all ages and abilities.</p>
RPO 9.15	<p>Local authorities shall support the vision and objectives of the National Sports Policy, including working with local sports partnerships, clubs, communities, and partnerships within and beyond sport, to increase sport and physical activity participation levels locally.</p>	<p>The overall development at Tinakilly supports the promotion of physical activity and sports participation levels in Wicklow.</p> <p>As part of the permitted Phase 1 LRD development to the south of the proposed development site (WCC Ref. 22/837) a flat area marked for the provision of a future GAA pitch was included. It was agreed with Wicklow County Council that lighting, line markings etc for this pitch would be provided by Wicklow County Council.</p>

		When this pitch is delivered for the overall development by WCC it will contribute towards increasing sport and physical activity levels locally.
RPO 9.16	Local authorities shall support the objectives of public health policy including Healthy Ireland and the National Physical Activity Plan, through integrating such policies, where appropriate and at the applicable scale, with planning policies contained in development plans.	As noted above, as part of the permitted Phase 1 LRD development to the south of the proposed development site (WCC Ref. 22/837) a flat area marked for the provision of a future GAA pitch was included. It was agreed with Wicklow County Council that lighting, line markings etc for this pitch would be provided by Wicklow County Council.
RPO 9.17	To support local authorities in the development of regional scale Open Space and Recreational facilities particularly those close to large or growing population centres in the Region.	It is submitted that the proposed development contributes towards the development of regional scale open space. All open spaces are provided in adherence with Wicklow County Development plan 2022-2028 standards and feature areas across the permitted development to the south (WCC Ref. 22/837) and the proposed development for active and passive recreation.

Wicklow County Development Plan 2022-2028

Policy/ Objective		Applicant Response
Built Environment	The quality of the built environment is a key element in healthy placemaking. Create an environment that supports physical activity and encourages people to make healthy choices and live healthier lives. Integrate health considerations into the design and layout of the built environment. Require that new housing is built to a high standard and incorporates adequate high quality amenity space. Delivery of sustainable settlement patterns, with a focus on compact growth that facilitates and encourages active travel including walking and cycling. Regeneration of town and village centres including public realm improvements and the provision of high-quality public space.	<p>The proposed development has been designed to promote a high-quality built environment.</p> <p>The provision of a variety of landscaped areas with space for active and passive recreation supports physical activity and encourages people to make healthy choices and live healthy lives.</p> <p>All new housing provided as part of the proposed development has been specified to a high standard. An energy efficiency statement and a breakdown of the proposed materials was submitted to the Planning Authority as part of the originally submitted Planning Pack. All provided Houses and Apartments have been provided with private amenity spaces exceeding requirements as listed in the Wicklow County Development Plan 2022-2028 and the Sustainable Urban Housing: Design Standards for New Apartments documents.</p> <p>The development settlement pattern was influenced by existing land use zoning on the development site and density standards for residential developments as included in the Wicklow County Development Plan 2022 – 2028. Walking and cycling routes have been provided throughout the development site, as</p>

		<p>well as a variety of landscaped open space areas offering walking routes and play spaces.</p> <p>New connections from the development site towards Wicklow Town and Rathnew are provided via the section of Rathnew Inner Relief Road proposed, and existing connections towards Rathnew via Tinakilly Avenue are enhanced for pedestrians and cyclists.</p>
<p>Sustainable Communities</p>	<p>Facilitate improved access to employment, services and amenities, such as education, healthcare, shops, parks, leisure and social interactions. Encourage a broad range of activities and services that will serve people of all ages, abilities and backgrounds. Pursue placemaking improvements that will generate economic confidence and in turn make settlements more attractive to employers and a skilled workforce. Support and facilitate community engagement in healthy placemaking in recognition of the value of members of the community in terms of their contribution as partners in placemaking. All members of a community young and old are a valuable resource as experts of their own area, as stakeholders for positive change and as custodians of the outcomes.</p>	<p>The proposed development and changes now make to Tinakilly Avenue at Further Information stage facilitate improved access routes to amenities such as education, healthcare, shops, parks, leisure and social interactions. Sections 2 and 4 of this report provides mapping which shows how the proposed development supports connectivity towards Wicklow Town, Rathnew and surrounding amenities.</p> <p>The proposed development provides a section of the Rathnew Inner Relief Road, which will aid in the reduction of traffic through Rathnew village and provides new access and egress points to the development lands, which will include large areas of landscaped open spaces that are accessible to the public.</p> <p>As part of this Further Information response pack, the applicant and design team have carefully considered the concerns of residents surrounding access to Tinakilly Avenue. The applicant has considered the concerns of these relevant stakeholders, and the advice of the Planning Authority, and now presents an Avenue design as part of this Further Information Response Pack that maintains pedestrian and cyclist access along the entirety of Tinakilly Avenue, whilst restricting vehicular access to a portion of the western side of the Avenue.</p>
<p>Recreation and Open Space</p>	<p>Ensure that communities have access to green space including active and passive amenity space to support physical and mental health and well-being within the community. Support the delivery of recreation infrastructure including pitches, playgrounds etc.</p>	<p>The proposed development includes a variety of publicly accessible open spaces throughout the scheme design. The overall development on the Tinakilly lands inclusive of the application site and the granted permission currently under construction to the south of the site (WCC Ref. 22/837) includes areas for active and passive recreation, including playground areas and a flat area marked for the provision of a future GAA pitch was included. It was agreed with Wicklow County Council that lighting, line markings etc for this pitch would be provided by Wicklow County Council.</p>

<p>Sustainable Transport</p>	<p>Prioritise walking and cycling in the design and layout of new development. Support and facilitate sustainable mobility by delivering compact growth and aligning population growth with employment development to reduce the number of people doing long distance commutes and increasing opportunities for walking and cycling and using public transport.</p>	<p>Walking and Cycling are prioritised throughout the development site. Segregated footpaths and cycle lanes are provided along the length of the proposed section of the Rathnew Inner Relief Road, and the Further Information scheme design has changed the design approach to Tinakilly Avenue, to now provide unobstructed access the length of the Avenue for cyclists and pedestrians, with a section of the western portion of the Avenue having restricted access for vehicles.</p>
<p>Heritage & Sense of Place</p>	<p>Support and encourage heritage led regeneration in our towns and villages. Encourage and pursue, where possible, regeneration and renewal projects including public realm enhancement that provide a strong focus on placemaking, sense of place and strengthening local identity.</p>	<p>The proposed development now submitted with minor changes at Further Information stage to Wicklow County Council contributes towards the protection of heritage and sense of place at Tinakilly. The scheme design protects access along Tinakilly towards Tinakilly House for pedestrians and cyclists.</p> <p>As part of the application, new decorative entrance gates are provided to Tinakilly House on the eastern portion of the Avenue. This feature of the development provides a prominent architecturally appropriate entrance way to the Tinakilly House and Hotel and establishes clearly the Tinakilly House location in the context of the development.</p>

It is therefore considered that proposed development delivers on and contributes towards the creation of healthy places that enable a high quality of life, reduce reliance on vehicular travel, promote active travel, facilitate pedestrian and cycle linkages, etc in line with objectives as outlined in the National Planning Framework, Regional Spatial and Economic Strategy for the Eastern and Midlands Region and The Wicklow County Development Plan 2022 -2028.

We trust that this alleviates any concerns of the Planning Authority surrounding this item as included in the Local Authorities Request for Further Information.

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4 RESPONSE TO FURTHER INFORMATION ITEMS 1 A - D

This Section of the Planning and Design Statement as requested by Wicklow County Council as part of the Further Information Request issued, has been prepared to directly respond to Further Information Items 1A through to 1D, which are items that the Planning Authority noted should be addressed specifically in this statement.

Each of the Further Information Items 1 A through 1D are now outlined below, with a direct response to each provided by the applicant and design team, inclusive of illustrative graphics.

Further Information Item 1A

(a) The Wicklow Town – Rathnew Development Plan 2013 identifies a pedestrian walkway along the existing Tinakilly Avenue and the road leading to the Murrough SAC/SPA. Furthermore, Tinakilly Avenue and the road leading to the Murrough SAC/SPA are used, and have been historically used, by the public as a walking and cycling route between the R750 and the Murrough SAC/SPA. It would appear that the proposed development includes both the provision of a timber boundary and controlled gates located on the existing Tinakilly Avenue, which would sever this particular route.

Such severance would have a severe and unacceptable impact on pedestrian and cycle permeability, would be contrary to the Objectives of the County Development Plan 2022 - 2028 and the Wicklow Town –Rathnew Development Plan 2013, as well as National & Regional Planning Policy and may block an existing public right of way.

In Response to Item 1a the applicant confirms that as part of this response to Further Information requested by Wicklow County Council, the proposed boundary treatments along Tinakilly Avenue have been removed, and replaced with automated bollards on the roadway that will restrict vehicular access for the general public while maintaining private access. This measure allows the Avenue to remain open to pedestrian and cyclist traffic along the entirety of the existing Avenue to Tinakilly Hotel and the Murrough SAC/ACA.

The landscaping of the Avenue has been revised to allow for pedestrian and cyclist connections from the proposed development through the Avenue connecting to the R750 road and the Murrough SPA/ SAC, and also between the proposed development and the permitted development to the south of the development site under construction (WCC Ref. 22/837).

At this stage the applicant wishes to confirm that there are no controlled gates proposed along Tinakilly Avenue, the western portion of the avenue will be fully accessible for pedestrians and cyclists, and the eastern portion of the avenue will be fully accessible to vehicular, pedestrian and cycle traffic.

This will mean that pedestrians and cyclists can avail of the unobstructed use of the entirety of Tinakilly Avenue as per its current accessibility. Public vehicular traffic will be restricted to the eastern portion of the avenue only, which will allow vehicular access to existing dwellings and Tinakilly house and hotel.

We refer the Planning Authority to the revised Landscape Masterplan now submitted at Further Information Stage, which details changes implemented to ensure that a route for cyclists and pedestrians is not severed as part of the proposed application. This revised Masterplan Landscape Masterplan is also shown below on figure 5 for the benefit of the Planning Authority:



Figure 5: Further Information Landscape Masterplan

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Further Information Item 1B

(b) The proposed development, by virtue of the provision of a timber boundary across Tinakilly Avenue, would result in pedestrian and cycle access from the proposed development being reliant on the proposed Inner Relief Road, which joins the R750 at Merrymeeting and the R761/R772 on the northern side of Rathnew. Having regard to,

(i) the location of the proposed development and the permitted adjoining housing development to the south, both of which are part of 2 residential zoning blocks (R1 & R2) detailed in the Clermont – Tinakilly Action Area of the Wicklow Town – Rathnew Development Plan 2013,

(ii) the location of an existing bus stop on the R750 opposite the existing entrance to Tinakilly Avenue and

(iii) the location of existing services within Rathnew Town Centre, It is considered that the proposed development would result in a circuitous pedestrian and cycle route from the proposed and adjoining development, which would not enhance and promote pedestrian and cycle permeability and accessibility.

In Response to Item 1b the applicant now submits that the proposed scheme design for Tinakilly Avenue has been redesigned in response to Wicklow County Councils request for Further Information. The boundary previously proposed across Tinakilly Avenue has been removed and the Avenue park has been redesigned to facilitate pedestrian and cycle access through the Avenue for the R750 as per its current accessibility.

Figure 6 below has been prepared by Murphy & Sheanon Landscape Architects to show connections between the proposed development and permitted developments at Clermont to the north west of the development site, and Tinakilly 1 to the south of the development site, as well as potential future connections, in response to FI Item 1 (b)(i). It is noted that this is also included as Figure 1 within this report.

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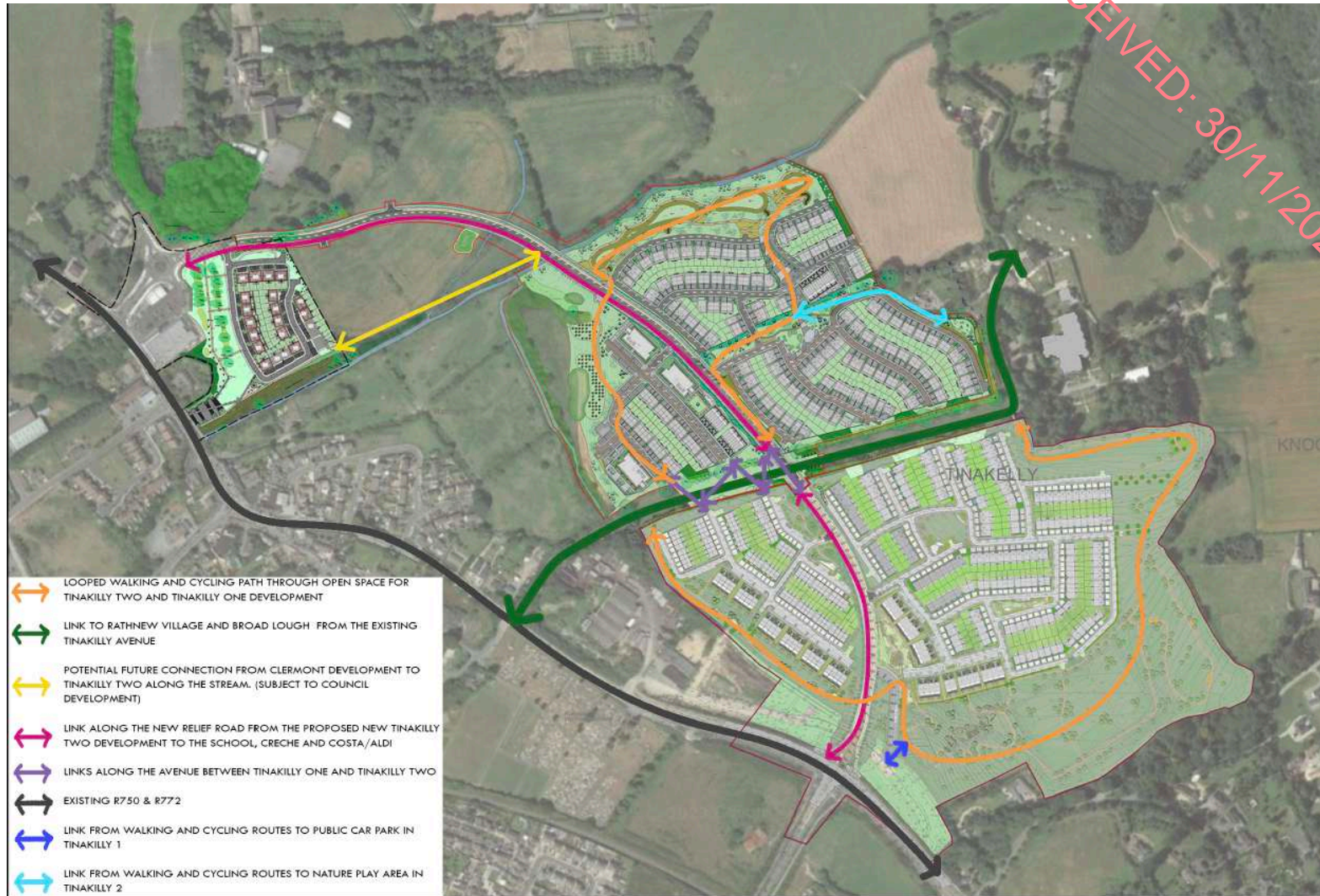


Figure 6 -Connections between all applicant's developments at Tinakilly (Permitted and Proposed)



It is submitted that the development features a variety of pedestrian, cyclist and vehicular linkages between the proposal site, Tinakilly 1 and Clermont. There is pedestrian, cyclist and vehicular access directly to the R750 from the proposed link road to the north west of the development site and the constructed section of link road on the Tinakilly 1 development site to the south. The redesign of the proposed Avenue park in response to this FI request means that there is now also pedestrian and cyclist access from the proposed development through Tinakilly to the R750.

Figure 7 below has been prepared by Murphy & Sheanon Landscape Architects to demonstrate the ease of pedestrian access from the proposed development and permitted development to the south of the subject site, Tinakilly 1, to the bus stop at the entrance to Tinakilly Avenue and also the other bus stops at the Merrymeeting and Clermont Junctions of the Relief Road in response to FI Item 1(b)(ii). It is noted that this is also included as Figure 3 within this report.



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Figure 7 – Connections created and maintained for pedestrians and cyclists along Tinakilly Avenue providing direct access from the development to the R750 and Rathnew Village to the west of the site and Tinakilly House and Hotel and Broad Lough to the east of the site. Connections from the development and public amenity areas/ local services shown.

It is submitted that the revised landscape design of Tinakilly Avenue prepared by Murphy & Sheanon Landscape Architects as part of this Further Information Response removes the previously proposed hard boundary along Tinakilly Avenue as lodged with the original application pack and maintains pedestrian and cyclist access through the entirety of the Avenue.

The entirety of Tinakilly Avenue can be accessed by pedestrians and cyclists from both the permitted development, Tinakilly 1, to the south and the proposed development. Vehicular access to the western portion of the Avenue will be restricted, the eastern portion of the Avenue will be accessible for pedestrians, cyclists, and vehicles, maintaining access as per its existing condition to the Tinakilly House hotel and all residential dwellings located past the eastern portion of Tinakilly Avenue.

Figure 7 above prepared by Murphy & Sheanon Landscape Architects demonstrates how the proposed development connects to existing services within Rathnew Town centre and the area surrounding the development site in response to FI Item 1(b)(iii).

It is submitted that the revised landscaping design to Tinakilly Avenue now presented as part of this Further Information Response Pack allows for pedestrian and cyclist access along the entirety of Tinakilly Avenue, connecting to the R750. This remedies the planning authorities concerns regarding the development providing a circuitous pedestrian and cycle route to the R750.

Future residents of the proposed development can avail of vehicular, cyclist and pedestrian connections towards the Merrymeeting junction to the south of the development site, close to schools and the applicants creche facility at Broomhall currently under construction. There are also vehicular cyclist and pedestrian connections to Aldi and Costa Coffee to the northwest of the development site via the proposed section of inner relief road. In addition to this there is potential to provide a future pedestrian and cyclist connection from this section of proposed relief road to the applicants development at Clermont to the north west currently under construction.

The revised landscape design to maintain pedestrian and cyclist accessibility along Tinakilly Avenue promotes permeability from the scheme to the R750. This additional pedestrian route from the scheme towards surrounding services and Rathnew Village mitigates any potential for circuitous pedestrian and cycle routes being created by the scheme.

It is therefore submitted that the revised Avenue design promotes pedestrian and cycle permeability and removes any reliance that the originally lodged scheme had on the proposed inner relief road to support pedestrian and cyclist movement from the scheme to the surrounding area. We trust that the revised design through Tinakilly Avenue presented as part of this Further Information Response pack mitigates the concerns of the Planning Authority surrounding pedestrian and cyclist movement.

Further Information Item 1c

(c) The submitted documents state that the owner of Tinakilly Avenue will close the original entrance at the R750. However, no details have been provided what this entails and how it would be achieved. In this regard, it is noted that the existing entrance onto the R750 is located outside of the subject site and there are currently no gates on the said entrance, nor would it appear that any planning permission exists for such closure.

In response to Further Information Item 1c, the applicant now confirms that the entrance to Tinakilly Avenue at the R750 will remain open. The applicant acknowledges that this entrance to the Avenue is



outside of the subject site, and no changes will be made to this entrance as part of the subject application.

To restrict vehicular access along the western portion of the Avneue, the applicant is proposing to revise the boundary treatment within the site redline boundary along Tinakilly Avenue to automated bollards. This proposed boundary treatment will allow for pedestrian and cyclist access to be maintained along the entirety of the Avenue, whilst restricting vehicular access.

Further Information Item 1D

d) The proposed development, by virtue of the proposed controlled gates located on the existing Tinakilly Avenue to the east of the proposed Inner Relief Road, would effectively block vehicular, cycle and pedestrian access to existing dwellings located on the road leading to the Murrough SAC/SPA. No information, or evidence, has been submitted that the Applicant has sufficient interest to carry out the proposed blocking of such access.

In Response to Further Information Item 1D the applicant and design team now confirm that there will be no controlled access gates located on the east of Tinakilly Avenue as part of the subject application. Whilst there is a new entrance way proposed to Tinakilly House on the east of the Avenue as part of this application, the gated element of this entrance way is strictly decorative and the gates are not capable of being closed.

Should the Planning Authority feel it is appropriate, the applicant is willing to accept a condition requiring that the gates cannot be shut.

5 CONCLUSION

We trust that this Planning and Design Statement as requested by the Planning Authority in response to Further Information Items 1A- 1D now clearly provides a design rationale for the proposed incorporation of Tinakilly Avenue in the scheme design, clarifies all items as requested by the Planning Authority, and details changes to the Avenue now proposed at Further Information stage to satisfy the requests of Wicklow County Council.

For a response to all other FI Items, please refer to the accompanying Further Information Response Report prepared by Brock McClure Planning and Development Consultants.

We trust that this is satisfactory to the Planning Authority.