

SECTION 1.0

INTRODUCTION

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1.1 Planning Context

Wickow - Rathnew Development Plan 2013-2019

The Wickow - Rathnew Development Plan 2013-2019 is the relevant statutory planning context for the subject site. There are a number of provisions detailed within the Plan, which have some relevance to the subject site and surrounding context. For the purposes of this report, we have only identified the key provisions of the Plan that are currently relevant to the site. A key point to note is that the proposed future alignment refers to the Inner Relief Road for Rathnew and this traverses the 2 residential zonings on site. We note at this point that a number of the above indicative zonings have been amended as part of the Proposed Action Area Plan.

Whilst The Wickow - Rathnew Development Plan 2013-2019 still offers the most recent specific planning context for the site, we note that WCC consider that density requirements etc. should align with the requirements as outlined in the Wicklow CDP 2022-2028. The applicant at this point also notes that Wicklow County Council have included the following within their LRD Opinion issued in relation to the subject development regarding density levels: 'The proposed development should demonstrate how it is in accordance with table 6.1 Density Standards and CPO 6.13 of the County Development Plan 2022-2028 noting that the site is considered to be an Outer Suburban/ Greenfield Site in the settlement of Wicklow- Rathnew where a density of 35-50 dph is sought. Density calculations shall be clearly set out in the planning application. The site area used for the purposes of calculating the residential density of the development should be clearly indicated'.

A clear rationale for the density proposed and the compliance of the scheme with the policies and objectives as included in the Wicklow CDP 2022-2028 and Wicklow Rathnew DP 2013-2019 is included in the Planning Report accompanying this application.

Clermont - Tinakelly Action Area

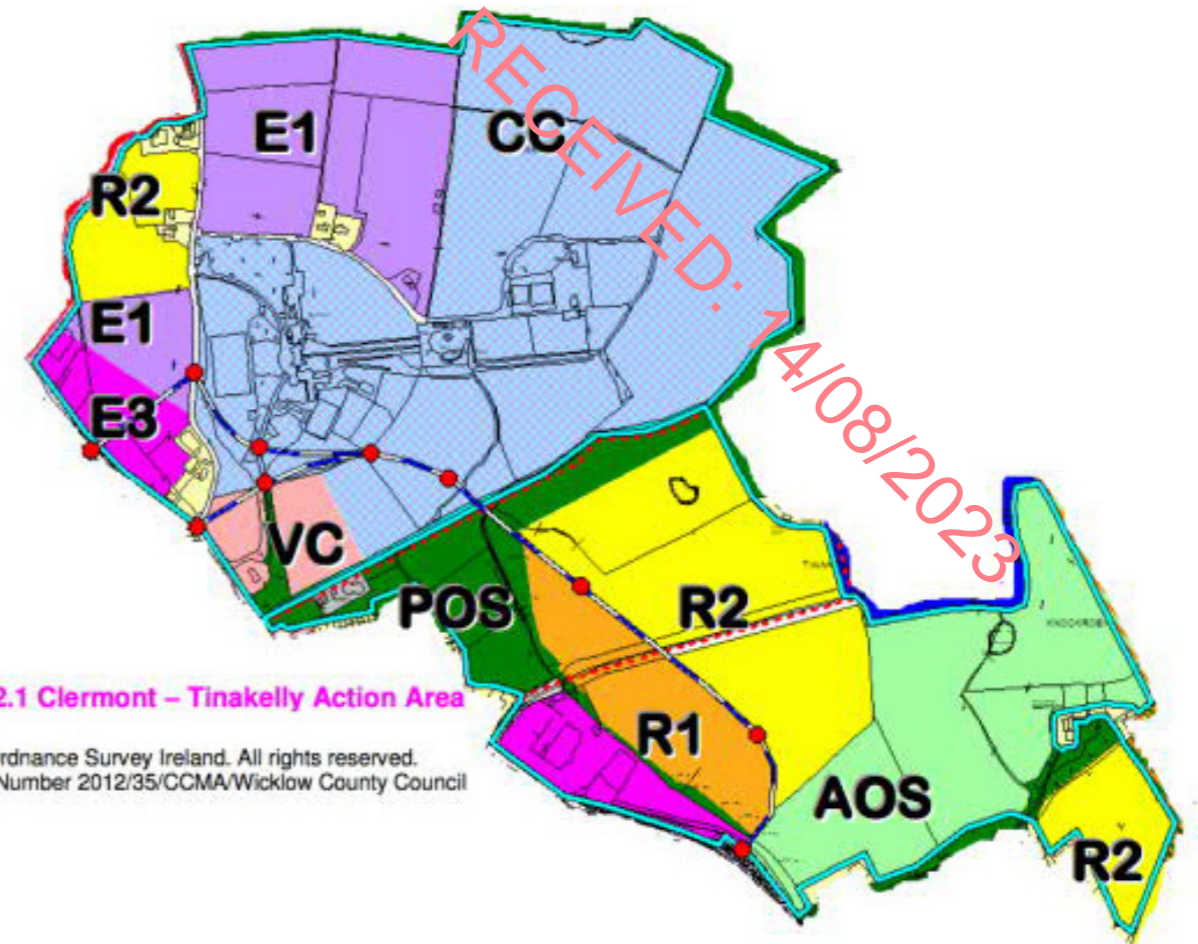
The subject site is also included within an Action Area boundary. For the purposes of this report, we note that the relevant Action Area is the Clermont - Tinakelly Action Area lands. These lands comprise approximately 137 ha of lands and are identified below for the purpose of this application.

The site and proposal subject of this application falls within the 'R1', 'R2' zoned residential areas and areas zoned Active and Passive Open Space.

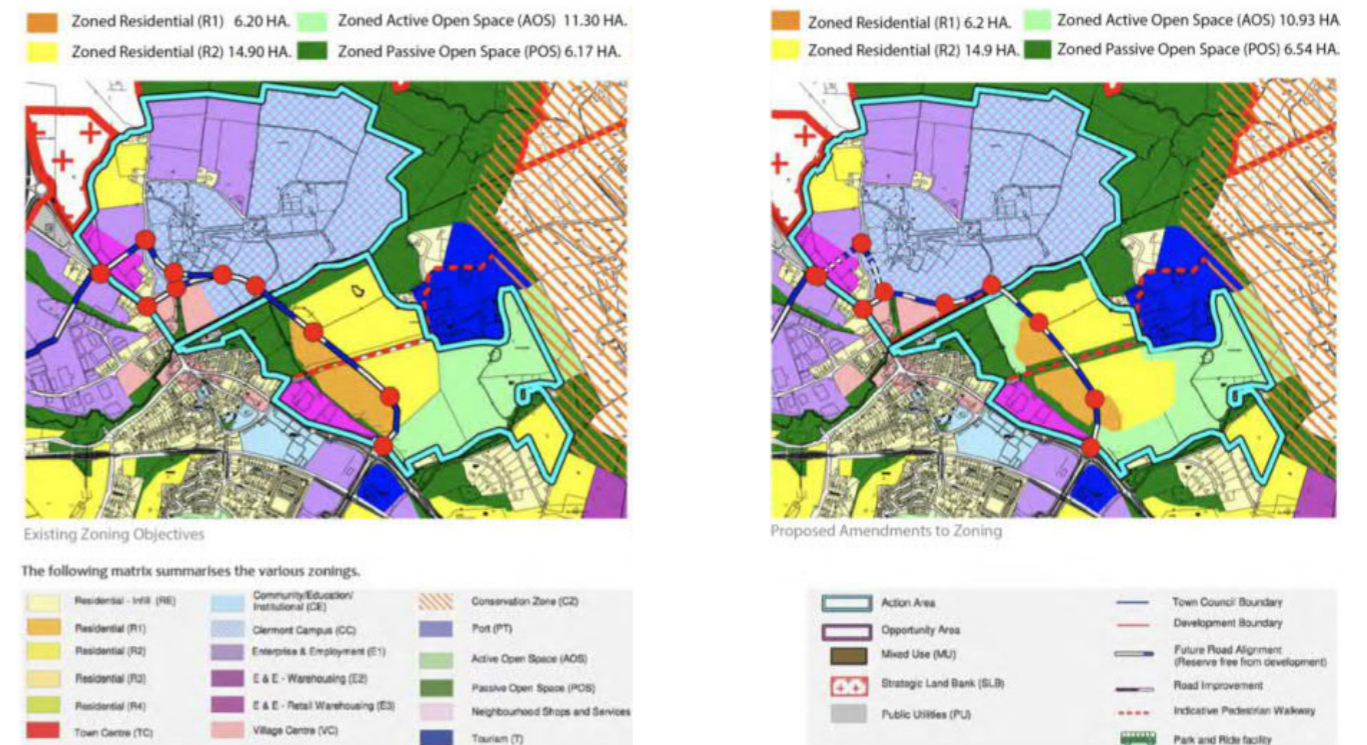
For clarity, the Action Area Objectives referenced include:

1. The provision of an Inner Relief Road for Rathnew.
2. The provision of a minimum 28 ha of public open space within the Action Area.
3. The delivery of a Village Centre for Rathnew.

We trust that due regard will be given to this document and the accompanying Planning Consultants Report containing full details on the zoning objectives governing this site and compliance with relevant development management standards.



Clermont / Tinakelly Action Area (unamended)



Approved Amendments to Land Use Zoning as documented in AAP1B

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