

SECTION 3.0

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RATIONALE

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3.1 Core Strategy

It is noted that the subject site is zoned for the provision of residential units and open space areas and is located within the Tinakilly Action Area. An Area Action Plan was submitted to Wicklow County Council regarding the future residential development of the Action Area lands and approved on the 20th of September 2021.

The agreed Area Action Plan provides detail greater than that provided within the current Wicklow County Development Plan 2022-2028 regarding how the wider lands at Clermont – Tinakilly can be developed.

The approved plan does not contradict or preclude development occurring as outlined in the current Development Plan and allows for residential development on the subject lands to be developed in a phased and integrated manner.

The adjustments approved by Wicklow County Council contained within the submitted Area Action Plan are minor and provided for by the Development Plan. These changes relate to the zoning objectives governing the site, which have been slightly amended as part of the approved Area Action Plan for the lands, to improve connectivity and permeability of Passive and Active Open space areas.

The driving rationale behind the submission of the Area Action Plan was topography and other minor constraints on the site. The minor amendments to zoning make development more deliverable on the subject lands. While changes have been made to the zoning objectives, the individual quantum of each zoned area remains unchanged.

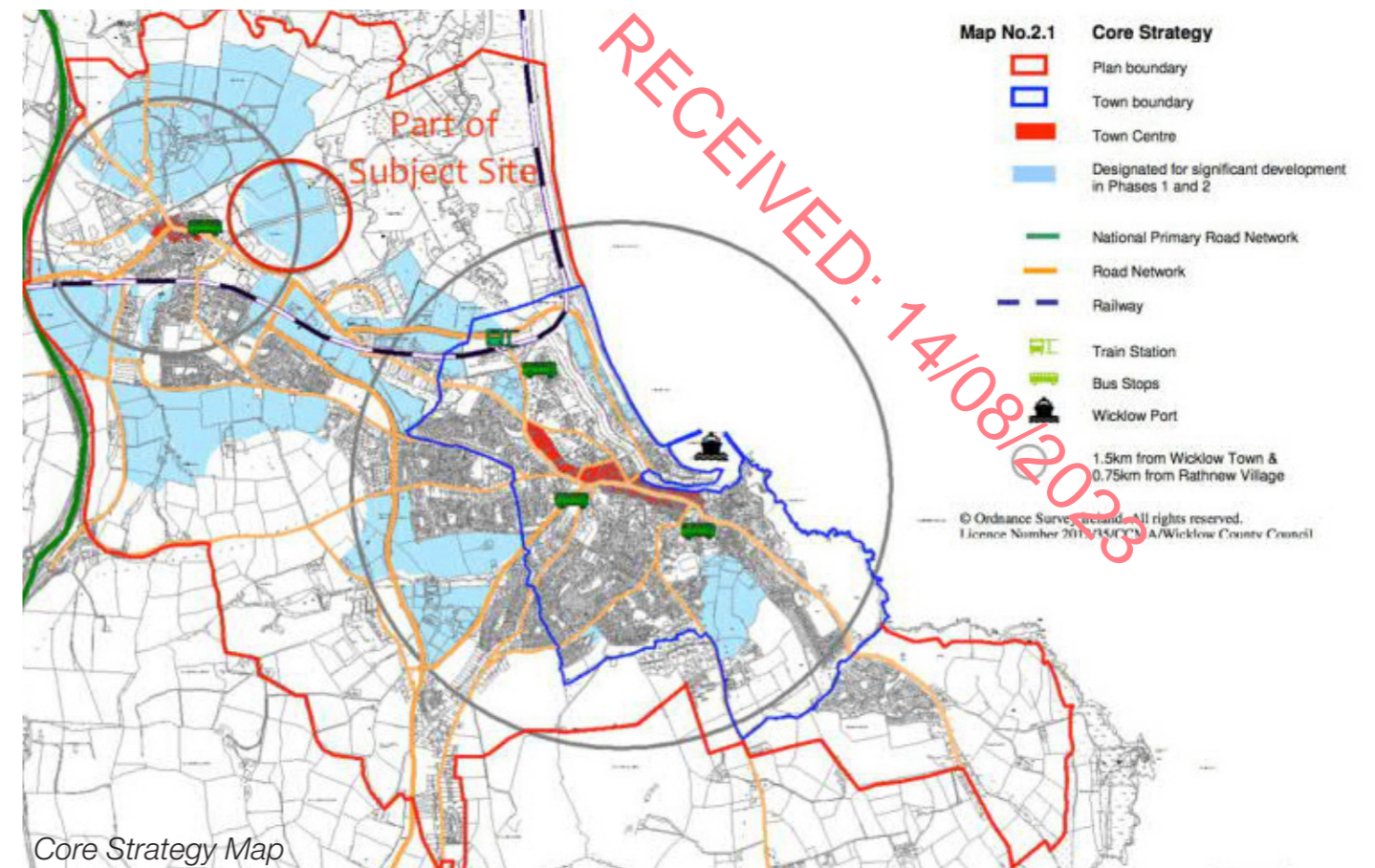
The applicant, Keldrum Limited, is currently developing phase 1 of development on the overall applicant landholding at Tinakilly, to the south of the development site. The applicant has extensive construction experience in Wicklow and is involved in a number of schemes in the surrounding area including schemes at Mariners Point and Burkeen Hall in Wicklow Town to the south of the site.

Given the sites appropriate zoning for residential development and the applicants previous experience with developing successful residential schemes in the county, the subject site was considered an ideal location by the applicant for the development of a new residential scheme.

Having regard to the nature and design of the development, it is considered that the proposed development is an effective and appropriate use of the subject site.

It is noted that extensive preliminary studies were conducted on the site prior to the preparation of a full planning application pack to ensure the site suitability for residential development as part of the due diligence process. This included the following assessments:

- Topographical Surveys
- Preliminary Ecological Assessments
- Soil Sampling



- Preliminary Flood Risk Assessments
- Archaeological and Geophysical Surveys
- Test fits of early design iterations of the scheme

Given the sites appropriate zoning for residential development, the applicants previous experience with developing successful residential schemes in the county and the physical site suitability, the subject site was considered an ideal location by the applicant for the development of a new residential scheme. In addition to this, the subject development is the second phase of development on the applicant's landholding at Tinakilly and will complete the development of the area as a new residential neighbourhood and provide for the completion of the Rathnew Inner Relief Road through the Clermont – Tinakilly Action Area lands, which will facilitate a reduction in through traffic traversing Rathnew Village.

For these reasons, the subject application will directly complement the permission granted, that is being constructed under WCC Reg Ref. 17/219 (ABP. 301261/18) as amended by WCC Reg Refs. 20/1000, 21/411 and 22/837 (Phase 1).

The development of the Tinakilly lands will provide much needed residential accommodation in Wicklow.

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