



An  
Bord  
Pleanála

**Board Direction**  
**BD-016526-24**  
**ABP-319137-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/06/2024.

The Board decided to defer consideration of this case and to issue two separate further information requests as follows:

Request under Article 73A(1) (a) of the Planning and Development Regulations 2001, as amended, **to the applicant**, regarding the following:

The Board noted that this application is made under the applicable legislation for large scale residential development. Specifically the Board noted Section 32A(1) and (2)(b)(ii) of the Planning and Development Act 2000, as amended, which refers to large-scale residential development on land 'the zoning of which facilitates its use for the purposes proposed in the application'.

In this regard the Board noted that the Wicklow Town-Rathnew Development Plan 2013-2019 states that this plan, '*will remain valid for six years from the date of adoption by both Wicklow Town Council and Wicklow County Council, subject to any review, variations, extensions or alterations made in the future.*'

To enable the Board to deal with this appeal, please provide any further information confirming that Wicklow Town-Rathnew Development Plan 2013-2019 (including the zoning objective set out therein), continues to remain in force and if so, by what specific legislative provision, and provide any further information clarifying the valid zoning status of the subject site, noting that the site falls within the area of the above-mentioned Development Plan.

Please provide any further information, for example any relevant provision of the current Wicklow County Development Plan 2022-2028, or any other relevant matter in accordance with the applicable legislation for large scale residential development, which you consider might assist the Board in clarifying its ability to deal with this appeal.

(Allow 3 weeks)

A Section 132 notice **to the planning authority**, regarding the following:

The Board is of the opinion that other information may be necessary for the purpose of enabling it to determine this appeal. The Board therefore requires the planning authority to provide other information on the matter as set out below.

The Board noted that this application is made under the applicable legislation for large scale residential development. Specifically the Board noted Section 32A(1) and (2)(b)(ii) of the Planning and Development Act 2000, as amended, which refers to large-scale residential development on land 'the zoning of which facilitates its use for the purposes proposed in the application'.

In this regard the Board noted that the Wicklow Town-Rathnew Development Plan 2013-2019 states that this plan, *'will remain valid for six years from the date of adoption by both Wicklow Town Council and Wicklow County Council, subject to any review, variations, extensions or alterations made in the future.'*

To enable the Board to deal with this appeal, please provide any further information confirming that Wicklow Town-Rathnew Development Plan 2013-2019 (including the zoning objective set out therein), continues to remain in force and if so, by what specific legislative provision, and provide any further information clarifying the valid zoning status of the subject site, noting that the site falls within the area of the above-mentioned Development Plan.

Please provide any further information, for example any relevant provision of the current Wicklow County Development Plan 2022-2028, or any other relevant matter in accordance with the applicable legislation for large scale residential development, which you consider might assist the Board in enabling it to determine this appeal.



(Allow 3 weeks)

Return file to Board upon receipt of any response submissions.

Board Member:  Date: 10/06/2024  
Chris McGarry