

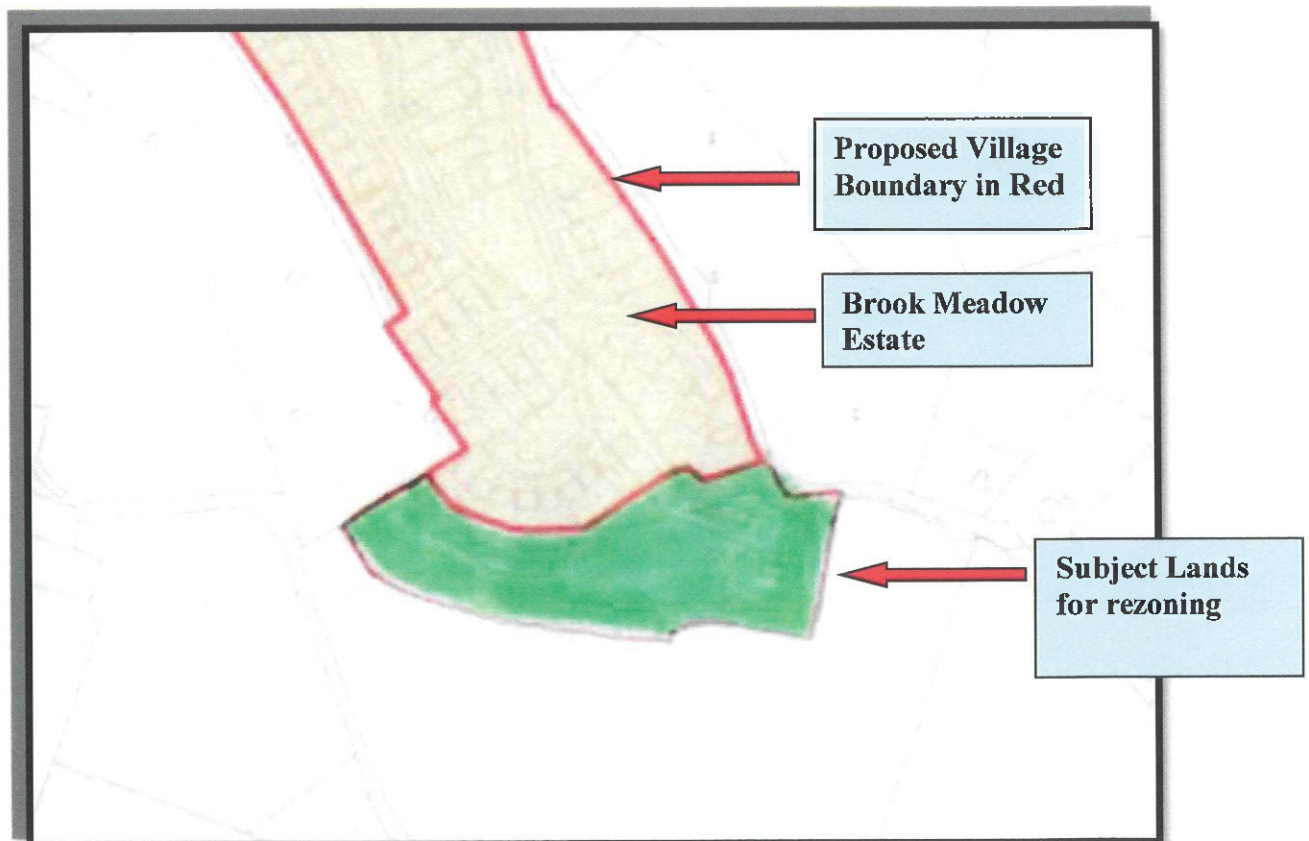
Re: Draft County Development Plan 2021-2027

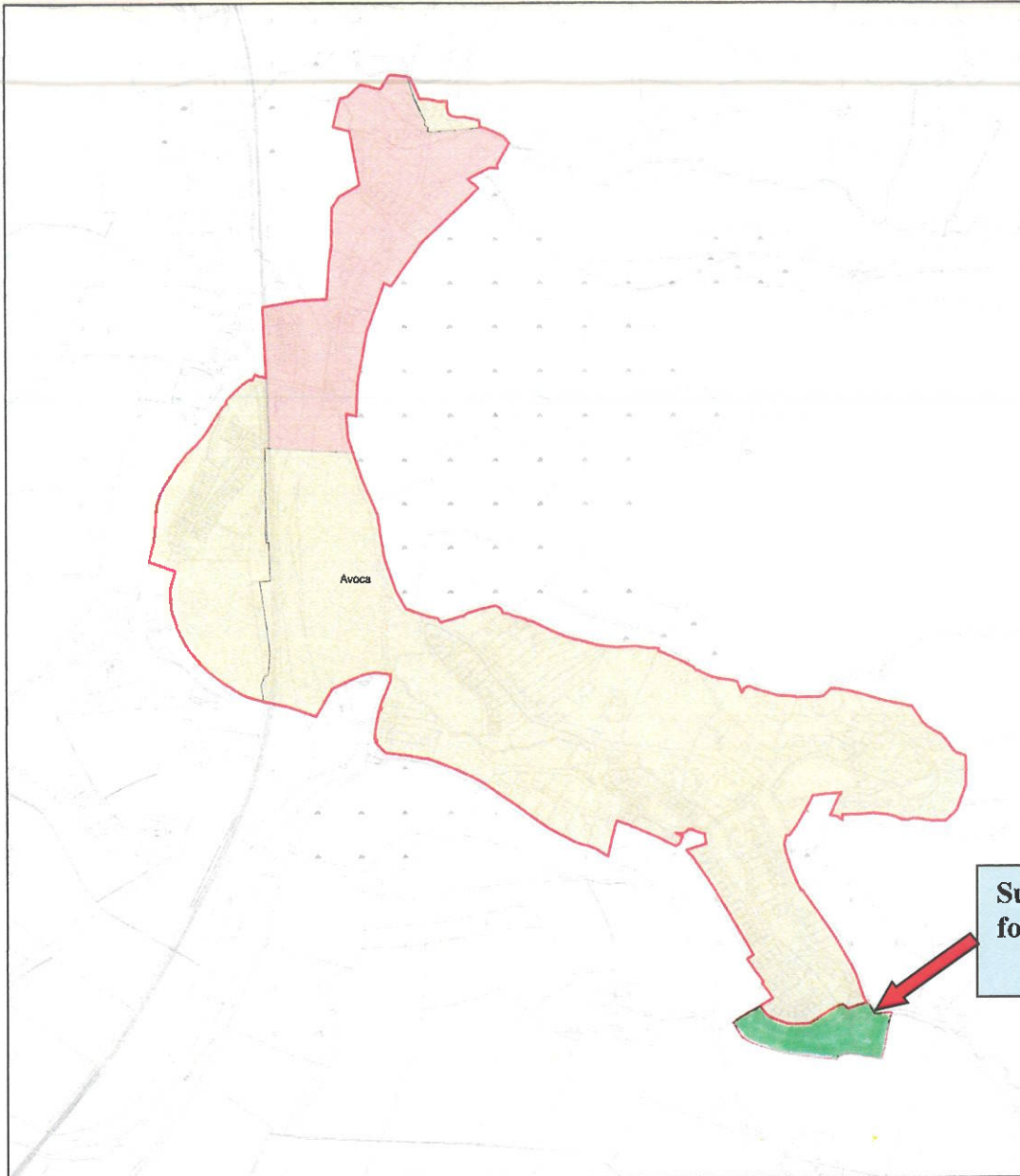
Volume 2, Part 3 – Small Town Plans (Type 2) – Avoca

***To extend the settlement boundary to include lands at Ballycooleen, Avoca, Co Wicklow
within the Avoca Village Settlement Boundary***

A Chara,


In relation to the above, we kindly request that a portion of our lands highlighted in green below are included within the Avoca Settlement Boundary as part of the secondary development zoning area.





Subject Lands
for rezoning

Avoca Town Plan
Map No. 1
Land Use Zoning
Objectives



WICKLOW
ENDEED OPPORTUNITIES

Legend


- Settlement Boundary
- Primary Development Area
- Secondary Development Area

DRAFT
WICKLOW COUNTY
DEVELOPMENT PLAN 2021-2027

Wicklow County Council
Planning Department

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Scale 1:5,000 @ A3



Site Description

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The proposed lands (approx. 1 hectare) are located on the L2180 road from Arklow to Avoca and presently lies on the periphery of the Avoca Settlement boundary beside Brook Meadow housing estate.

The land used to form the original farm yard to the Tyner farm but the topography of the land and proximity to residential housing means the land and site is not conducive to modern farming and has been redundant for over 30 years (except for some hay storage)

There is a residential house on the land along with a storage shed which we currently allow the Avoca Scouts use for storage only.

It must also be highlighted also that this land has direct pedestrian access to Brook Meadow Estate allowing for excellent pedestrian and cycle access to the village.

2021- 2027 Draft County Development Plan Policies

Under the draft county development plan (CDP), volume 2, part 3, Avoca is designated as a level 6 small town (type 2). It is our opinion that the land we propose to be re-zoned within the Avoca settlement boundary achieves the standards as set out in this chapter. Please note the following:

1.1.2 Population & Housing

The population and housing objectives states,

“The scale of new residential development should be in proportion to the scale, pattern and grain of the existing settlement. Expansion should be commensurate within the existing settlement structure and should proceed on the basis of a number of well integrated sites including infill sites within and around the settlement centre rather than focusing on one very large site”

- The subject lands is a well integrated infill site located beside the existing settlement centre and provides an opportunity to provide a small scale residential development.

1.1.3 Economic Development

The economic objectives states,

“Promote tourist developments at suitable locations that are of an appropriate scale and design, particularly developments that are associated with the tourism products or themes associated with that settlement and maximise each town’s location as a destination and gateway between the tourism assets.”

- The subject lands location on the approach road into the village offers opportunity to provide a tourism related holiday development making use of the natural topography of the existing land.

1.1.4 Social & Community Development

Social and community development objectives state,

“To support and facilitate existing clubs and sporting organisations in providing continued sports activities for those living in the settlement and the wider area, such facilities should where possible be served by adequate pedestrian and cyclist facilities”

- The current storage shed on the lands provides storage only facility to the local scout group and provides pedestrian and cycle access to the village through Brook Meadow estate without using the main road. As a result, the site offers future opportunity to further develop community facilities.

1.1.5 Service infrastructure

Service Infrastructure objectives states,

“Promote a development pattern and the development of enhanced infrastructure to facilitate walking, cycling and increased use of public transport; in particular: - to support and facilitate the implementation of measures to improve walking / cycling opportunities within the town”.

- As noted above, the site provides pedestrian and cycle access to the village through access into Brook Meadow estate. This allows for safe passage into the village maximising existing infrastructure.

In relation to the zoning format of the village, the proposed lands would lie within the “secondary zone” where the vision states,

“To provide for the sustainable development of a mix of uses including residential, employment, community and recreational uses that provide for the needs of the existing settlement and that allows for the future growth of the settlement.”

It further state the objectives to be

“Allow for new residential developments, including a mix of residential options within an attractive and accessible setting, at appropriate locations which have safe access to the public road network, which have pedestrian links to the primary lands, and which are served by appropriate water and sewerage infrastructure, and which, if possible are in proximity to community and public services.”

- The proposed lands can achieve all of the above criteria.

“Allow for the development of new and improved community services”

- The site has the potential to provide future community services to local groups like the scouts.

We note that under the section 2.3, **Avoca Specific Development Objectives** states

- 1. To facilitate and promote the development of a range of high quality community and recreational facilities that meet the needs of the local population and in particular to allow for the development of youth-related developments, including an equipped play space.*
- The existing storage shed on the lands provides storage only use to the local scout group and there is great potential here to develop part of the lands for future community recreational space making use of the old quarry back drop on the lands

Future Services

While we appreciate that the existing Avoca wastewater treatment plant is currently overloaded, it is our understanding that Irish Water are presently progressing works on increasing capacity.

Please note that at the time of the construction of Brook Meadow Estate, we made an agreement with the developer to allow any future development at this location connect to the mains services through the estate and this is how we propose providing future services to the subject lands. As a result, any future development can be accommodated with minimal disruption for connections to existing services.

Thank you for taking the time to assess our submission and we strongly encourage that the subject lands are included within the Settlement boundary of Avoca.

Yours sincerely,

Stuart Tyner
Margaret Tyner

Stuart & Margaret Tyner

