



THE PADRAIG SMITH PARTNERSHIP

ARCHITECTS PLANNERS DESIGNERS CONSERVATIONISTS

PROJECT MANAGEMENT CONSULTANTS

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30TH AUGUST 2021

FORWARD PLANNING
WICKLOW COUNTY COUNCIL,
COUNTY BUILDINGS,
STATION ROAD,
WICKLOW TOWN,
CO. WICKLOW.
A67 FW96

RE: SUBMISSION IN RELATION TO:

DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2021 – 2027
VOLUME 1, CHAPTER 6 - HOUSING

IN RESPECT OF:

CHAPTER 6 – HOUSING: CPO 6.41 HOUSING IN THE OPEN COUNTRYSIDE

DEAR SIR/MADAM,

WE ENCLOSE FOR YOUR CONSIDERATION, ON BEHALF OF MR PADRAIG SMITH, OUR SUBMISSION SEEKING AN AMENDMENT TO THE DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2021 -2027.

YOURS SINCERELY,

PP 

PADRAIG SMITH.
THE PADRAIG SMITH PARTNERSHIP

ENC: SUBMISSION DOCUMENT

PRINCIPAL: Padraig Smith, B.Arch.Sc., Dip.Arch., F.R.I.A.I.

THE PADRAIG SMITH PARTNERSHIP LTD.
T/A THE PADRAIG SMITH PARTNERSHIP

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PRACTICE

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ARCHITECT
ACCREDITED IN
CONSERVATION

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RIA I

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DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2021 – 2027 VOLUME 1, CHAPTER 6 - HOUSING

SUBMISSION AND REPRESENTATION TO:

WICKLOW COUNTY COUNCIL

ON BEHALF OF:

PADRAIG SMITH

IN RESPECT OF:

CHAPTER 6 – HOUSING: CPO 6.41 HOUSING IN THE OPEN COUNTRYSIDE

SUBMITTED TO:
FORWARD PLANNING
PLANNING DEPARTMENT,
WICKLOW COUNTY COUNCIL,
COUNTY BUILDINGS,
STATION ROAD,
WICKLOW TOWN,
CO. WICKLOW
A67 FW96

AUGUST 2021

PRINCIPAL: Padraig Smith, B.Arch.Sc., Dip.Arch., F.R.I.A.I.

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DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2017 -2021 VOLUME 1 CHAPTER 6 - HOUSING

RE: CHAPTER 6 – HOUSING: CPO 6.41 HOUSING IN THE OPEN COUNTRYSIDE
ON BEHALF OF : MR. PADRAIG SMITH

SUBMISSION AND REPRESENTATION TO WICKLOW COUNTY COUNCIL

1.0 INTRODUCTION

THE LOCAL AUTHORITY IS INVITED TO HAVE REGARD TO THIS SUBMISSION AND CONSIDER INCLUDING THE AMENDMENT SOUGHT IN THE DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2021 -2027

INCLUDED WITH THIS SUBMISSION IS: -

2.0 AMENDMENT SOUGHT

THE PURPOSE OF THIS SUBMISSION IS TO SEEK AN AMENDMENT TO THE DRAFT COUNTY WICKLOW DEVELOPMENT PLAN 2021 - 2027 AS FOLLOWS:-

- REVISE THE DESCRIPTION OF A PERSON CONSIDERED TO BE INTRINSICALLY LINKED TO RURAL AREAS AS DESCRIBED UNDER THE HEADING OF "SOCIAL NEED" UNDER POLICY CPO 6.41 AS FOLLOWS:-

Persons who were permanent native residents of a rural area but due to the expansion of an adjacent town / village, the family home place is now located within the development boundary of town / village;

AND REPLACE WITH THE FOLLOWING TEXT:

Persons who are permanent native residents of an area, which was rural, but due to expansion of an adjacent town / village, the family home is now located within an urban area. THIS IS A VARIATION OF THE WORDING CONTAINED WITHIN THE EXISTING HD23 POLICY, CATEGORY NO. 13

- ADD AN ADDITIONAL CATEGORY OF PERSON WHO CAN BE CONSIDERED TO BE INTRINSICALLY LINKED TO A RURAL AREA, DESCRIBED AS FOLLOWS:-

Permanent native residents of moderate and small growth towns - villages, seeking to build a house in their native town or village within the 60kph / 40mph speed limit on the non national radial roads, for their own use and not as speculation. THIS IS A VARIATION OF THE WORDING CONTAINED WITHIN THE EXISTING HD23 POLICY, CATEGORY NO. 13

3.0 PLANNING AND SUSTAINABLE DEVELOPMENT BASIS FOR THE AMENDMENT SOUGHT

THE PLANNING AND SUSTAINABLE DEVELOPMENT BASIS FOR THE AMENDMENT SOUGHT IS AS FOLLOWS:

- THE AMENDMENTS SOUGHT TO THE PROPOSED CPO 6.41 POLICY WILL BRING CLARITY TO THE PROCESS OF ADJUDIATING ON PLANNING APPLICATIONS FOR ONE OFF RURAL HOUSES.

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- THE AMENDMENTS SOUGHT WILL ALSO REDUCE THE PRESSURE ON LOCAL AUTHORITIES FOR RIBBON DEVELOPMENT IN RURAL AREAS.
- THESE AMENDMENTS WILL ALLOW FOR PLANNING PERMISSION TO BE CONSIDERED, FOR ONE OFF HOUSES IN RURAL AREAS ON THE FRINGE OF RECENTLY EXPANDED TOWNS /VILLAGES WHICH ARE ACCESSABLE TO PUBLIC ROAD ACCESS AND MAINS SERVICES.

4.0 SUMMARY/CONCLUSION

THE ABOVE AMENDMENTS ARE SOUGHT TO THE DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2021 -2027, VOLUME 2, PART 1, SELF SUSTAINING TOWN PLANS (RATHDRUM), AS PUBLISHED.

THE INCLUSION OF THE AMENDMENTS SOUGHT WOULD BE IN LINE WITH THE PROPER PLANNING AND DEVELOPMENT OF THE AREA AND ALLOWS THE ORDERLY DEVELOPMENT OF LANDS FOR WHICH ACCESS AND SERVICES ARE PROVIDED.

SIGNED PP. 
PADRAIG SMITH.
THE PADRAIG SMITH PARTNERSHIP LTD

AUGUST 2021

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