

TURNER PHELAN Ltd.

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Our ref:redmond\draftcdp\submission



Draft County Development Plan.

Forward Planning Section

Wicklow County Council

Station Rd

Wicklow Town A67 FW96

Co. Wicklow

27/08/2021

Draft County development plan 2021 – 27.

Volume 2, Part 1, Self Sustaining Town Plans for Baltinglass, Newtownmountkennedy and Rathdrum, with Particular Reference to Lands At Rathdrum.

CLIENT :- REDMOND CONSTRUCTION.

SUBMISSION:-

We are instructed by our clients, Redmond Construction, Courtown Road, Gorey, Co Wexford, to make a submission with respect to the proposals contained in the Draft County Development Plan 2021 – 27 with particular reference to the inclusion of lands which are identified on the attached map reference CDP-V2- 21 – 27.

Our clients are well established development company and the attached map identifies the housing developments in Rathdrum, with which our client has been associated including the Woods, Woodpark and the current housing development of 45 units and creche at Oak Springs.

The council will be well aware of other Redmond Construction developments at Bray, Wicklow, Arklow and Aughrim.

Redmond's are the owners of further lands in Rathdrum, comprising approximately 3.3 ha which adjoin the lands which are presently under construction at Oak Springs.

Our clients are aware of the objective of WCC to reduce areas for the development of Rathdrum and accordingly they are limiting the area for proposed inclusion in the new County Development Plan to approximately 1.85 ha as identified and shaded pink on the attached map.

At present our clients are in the latter stages of the construction of 45 houses at Oak Springs which directly adjoins the proposed lands for inclusion. They are obviously anxious to maintain their workforce in this area and would wish to extend the building of houses to the adjoining site.

The pedigree of our clients is such that there is a high probability that any land is zoned for residential purposes will actually be developed. The policy of the council in ensuring that lands

zoned are actively pursued for development would be very much in accordance with our client's business ethos.

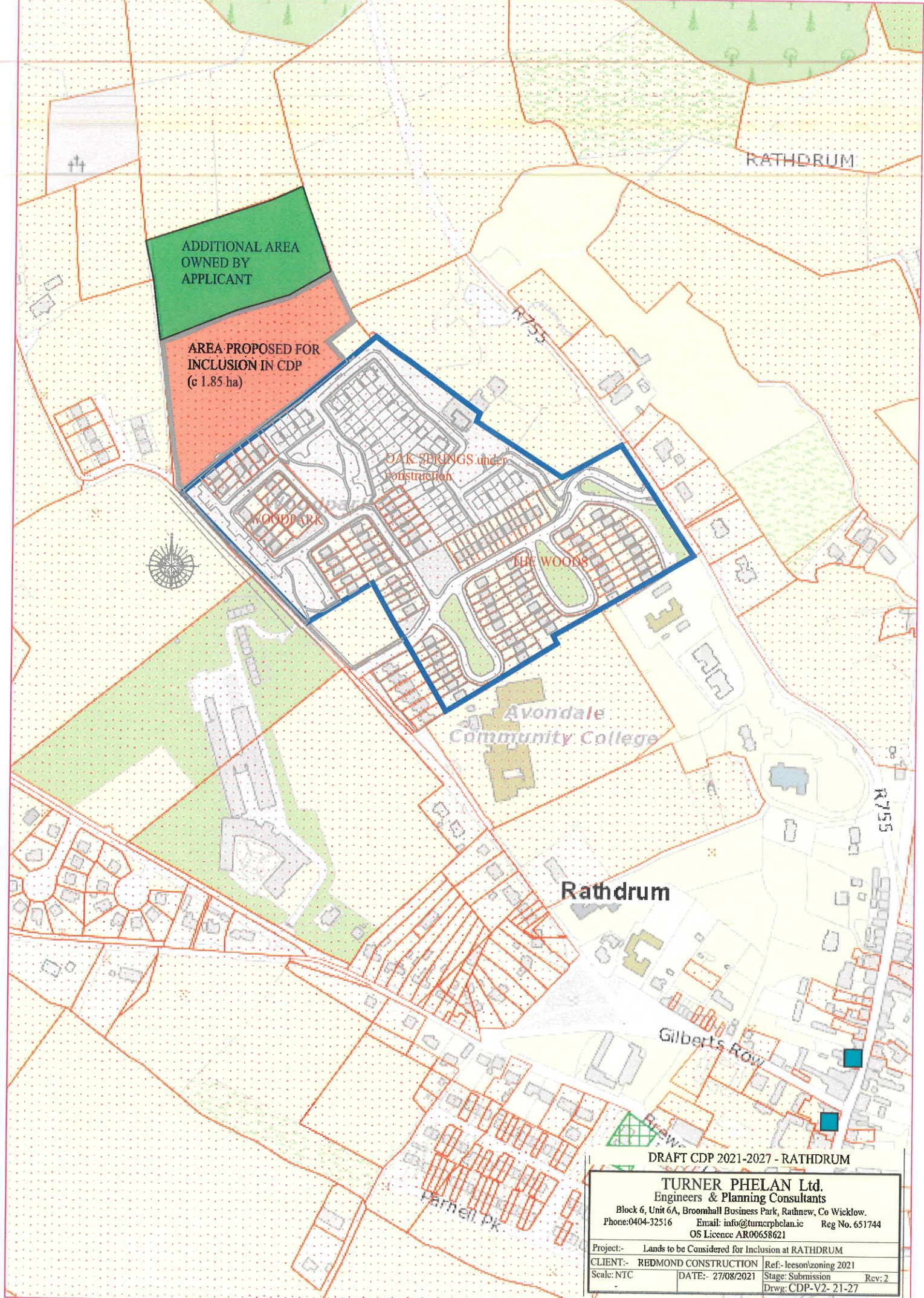
Provision has been made on the existing Redmond developments for connection of services and roads to service these lands.

The lands adjoin an existing established residential enclave of Rathdrum and the site is within close proximity to the Community College and Church as well as within walking distance of the town centre.

We are therefore requesting that the lands outlined on the attached map and coloured pink be included within the proposed development area for residential development at Rathdrum.



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DRAFT CDP 2021-2027 - RATHDRUM

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Project:-	Lands to be Considered for Inclusion at RATHDRUM		
CLIENT:-	REDMOND CONSTRUCTION	Ref:-	leeson/zoning 2021
Scale: NTC	DATE:- 27/08/2021	Stage: Submission	Rev: 2
		Drwg: CDP-V2- 21-27	