

**TURNER PHELAN Ltd.**

**ENGINEERS & PLANNING CONSULTANTS.**

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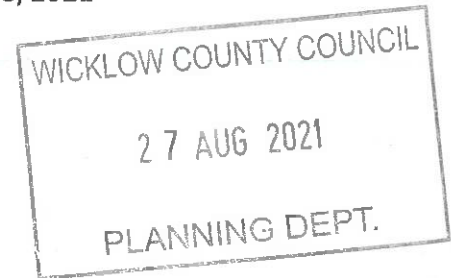
*Our ref:az\Weeson\draftcdp\submission*

**Draft County Development Plan.**

Forward Planning Section  
Wicklow County Council  
Station Rd  
Wicklow Town A67 FW96  
Co. Wicklow

26/08/2021

**Draft County Development Plan 2021 - 2027.**  
**Volume 2, Part 2, Small Town Plans**  
**With Particular Respect to Lands at Aughrim Lower.**



**SUBMISSION:-**

We are instructed by our client, Sadie Leeson, [REDACTED] to make a submission with respect to the proposals contained in the Draft County Development Plan, 2021 - 2027 with particular reference to the proposed de-zoning of approximately 0.87 ha of her lands.

The lands in question are identified on the map attached with this submission ref; CDP 21-27 Aughrim.

In the development plan for the former period of 2016 – 22 these lands were zoned, in conjunction with further lands of our client, for development under the heading of SL03 which could be developed in accordance with the following criteria:-

SL03 shall be accessed via Chapel Lane.

The road frontage of this site onto Chapel Lane shall maintain the existing Stonewall as far as possible and provide for the landscaped area of open space along this boundary .

The design and layout of the development shall be appropriate to the elevated nature of the site and existing character of Aughrim.

The design and layout of the development shall facilitate links between SL03 & SL02.

All of the criteria mentioned above can be met and in addition we would make a case for the development of these lands having regard to:-

Their proximity to the town area,

The presence of an existing roadway and footpath from Chapel Lane to the site boundary at Chapel Lane Heights.

The fact that the site is within walking distance of the school, the local Catholic Church and town centre.

The development would integrate successfully with the existing residential developments adjoining these lands.

Water and sewerage services are existing adjacent to the entry to the lands.

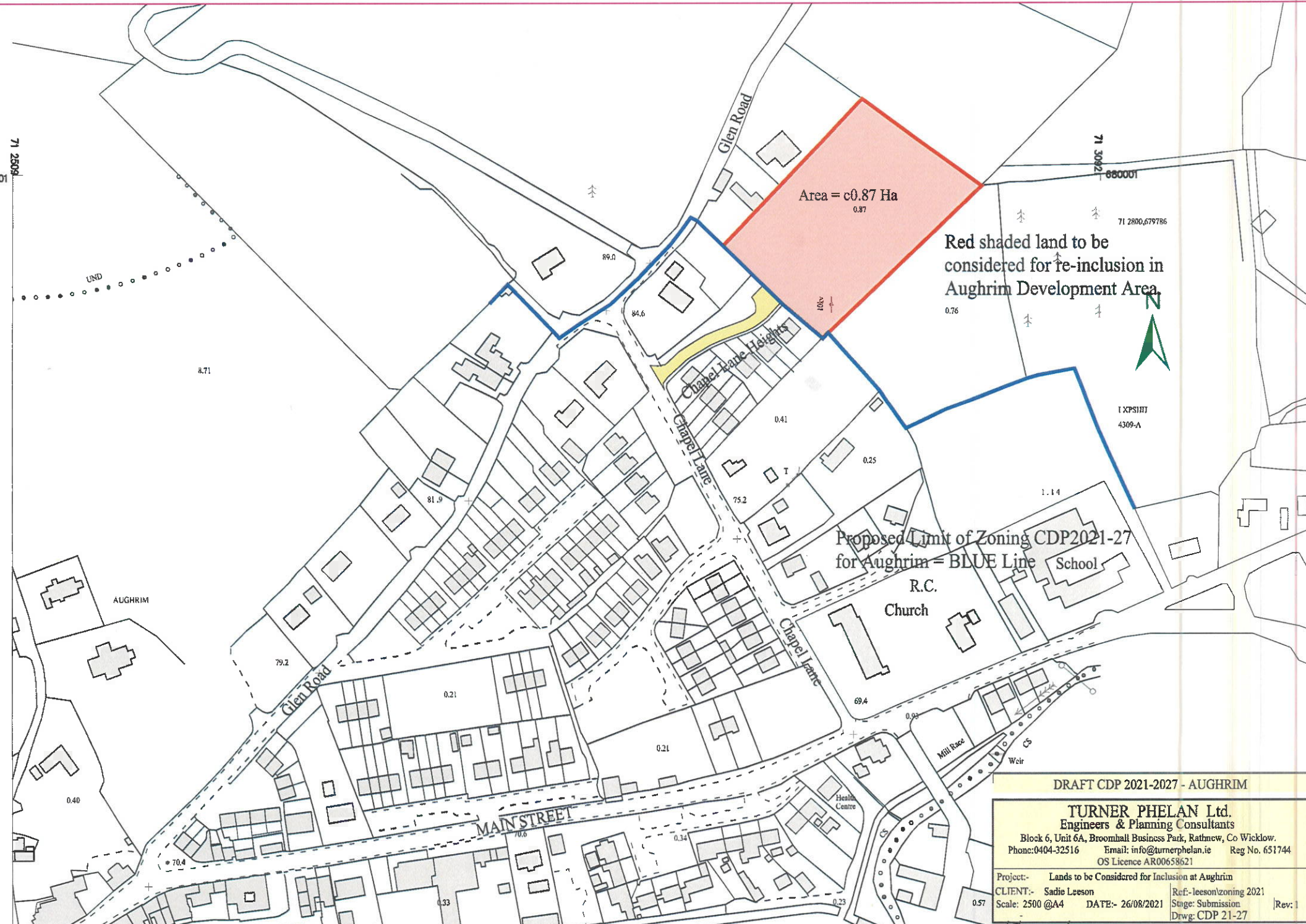
Our client respects the general objective of WCC in reducing the land bank for development in Aughrim but regards that the omission of the entirety of her previously zoned lands from the new CDP is unnecessary.

Accordingly she is limiting her request for the reinstatement of less than half of the previously designated area for consideration with this submission.

We are therefore requesting that the lands outlined in the attached map be re-included in the Aughrim development area.



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Area = c0.87 Ha  
0.87

Red shaded land to be considered for re-inclusion in Aughrim Development Area



Proposed Limit of Zoning CDP2021-27 for Aughrim = BLUE Line School

R.C. Church

DRAFT CDP 2021-2027 - AUGHRIM

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Project:-	Lands to be Considered for Inclusion at Aughrim		
CLIENT:-	Sadie Leeson	Ref:-	leeson/zoning 2021
Scale: 2500 @A4	DATE:- 26/08/2021	Stage: Submission	Rev: 1
		Drwg: CDP 21-27	