

WICKLOW COUNTY COUNCIL

30 AUG 2021

PLANNING DEPT.

ALPHAPLAN DESIGN

HOME DESIGN AND PLANNING SERVICES

Suite 14, Block 1, Broomhall Business Park, Rathnew, Co. Wicklow A67 C634

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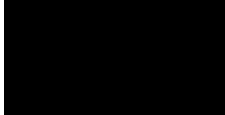
E Mail: eugene@alphaplandesign.com

Website: www.alphaplandesign.com

Reg. Vat. No. IE3212037H

RE: Zoning proposal at Rosanna Lower, Ashford, Co. Wicklow.

Applicant: John Wilding,



Dear Sir / Madam,

I wish to apply for residential zoning on behalf of the above owner of the lands on the outskirts and to the south east of Ashford Village.

It is proposed to provide this land for low density housing with a total no. of 6 individual dwellings on serviced sites with road, footpath, cycle track, mains services, watermain connection etc. This proposal is for "Edge of Town" private sites for locals who wish to upgrade to larger dwellings within the environs of their town. This area of Ashford Village is already established as an area where larger dwellings on individual sites are located. The lands proposed herein are indicated on the enclosed map shown cross hatched in red and comprising 0.81 hectare (2 acres). The field opposite this land to the south west has had five large dwellings constructed on it in recent years and this proposal is for similar development.

The density for this land is proposed at three dwellings per acre which is complementary to existing densities in this area. Access to these sites is from the existing entrance to Rosanna House or the sites can be accessed by single entrance directly onto the public road. The land is situated with easy access to the N11 at Junction 16.

The site is located directly opposite a site which is being proposed under the new development plan as PU "Public Utility". This clarifies that the zoning of Ashford is bordered this far to the south east of the village.

Developing private sites permits people who are not from a rural background and subject to Section 47 of the Planning and Development Act to build a home where normally that would not be an option. It allows "Edge of Town" Development where high density

developments are not warranted, while still availing of the services provided in the urban environment.

Thank you for accepting this submission and I look forward to your comments.

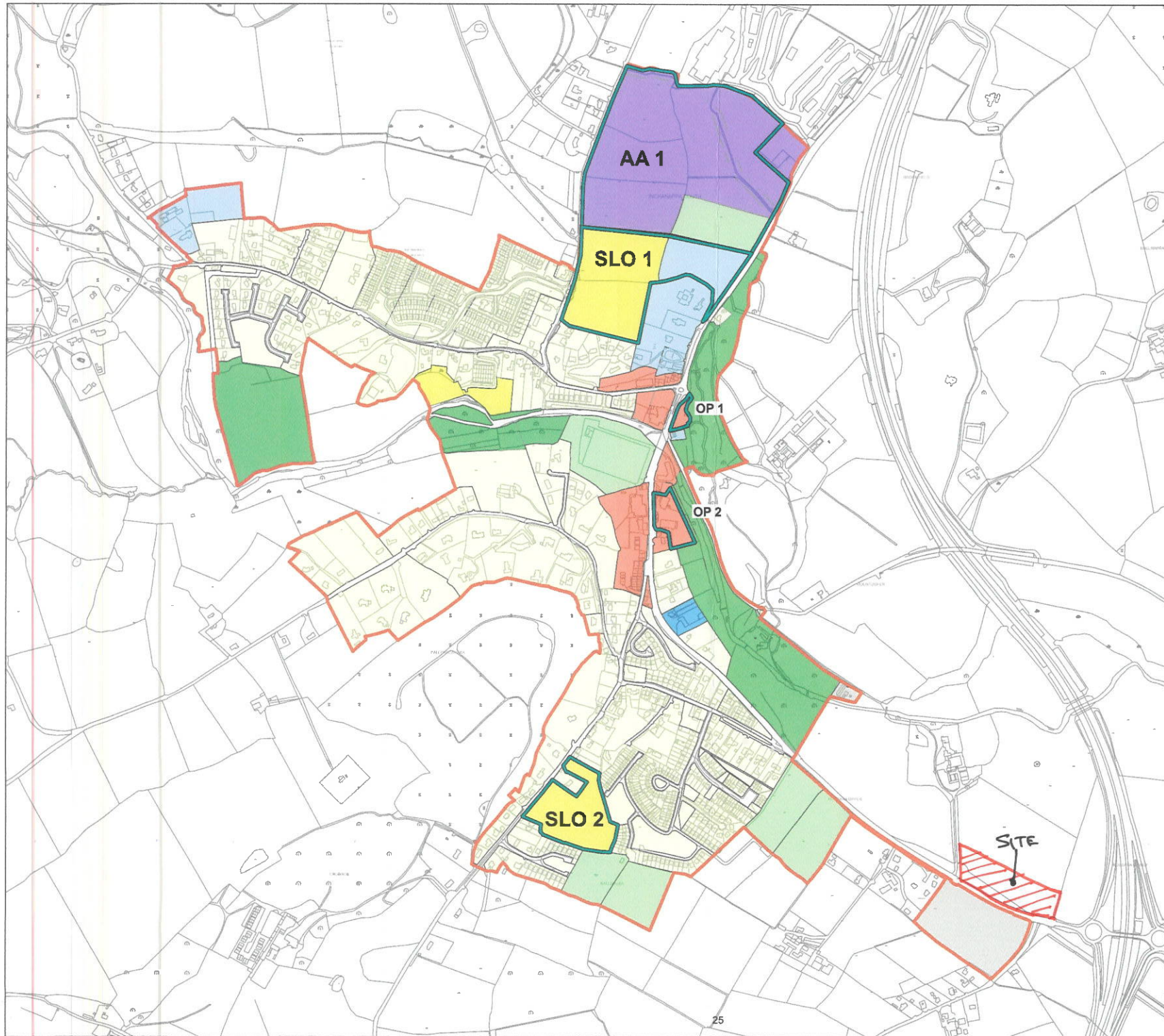
Please acknowledge receipt of this submission.

Yours sincerely,














EUGENE COPELAND

30th August 2021



Legend

-  Settlement Boundary
-  RN-New Residential
-  RE-Existing Residential
-  TC- Town Centre
-  CE-Community & Education
-  E-Employment
-  PU-Public Utility
-  T-Tourism
-  AOS-Active Open Space
-  OS1-Open Space
-  AA-Action Area & OP-Opportunity Sites

**DRAFT
WICKLOW COUNTY
DEVELOPMENT PLAN 2021-2027**

Wicklow County Council
Planning Department

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County Council

Scale 1:9000 @ A3

