

Our Ref. 96601/EMP

CUNNANE STRATTON REYNOLDS

Your Ref. 'Proposed Amendments Submission - Draft Wicklow County Development Plan'

The Administrative Office,
Planning Department,
Wicklow County Council,
Station Road,
Wicklow.

SUBMISSION VIA CONSULTATION PORTAL

25th May 2022

RE: WICKLOW COUNTY DRAFT DEVELOPMENT PLAN 2022-2028

Submission via the Planning Consultation Portal in respect of Proposed Amendment No. V2 - 100 to the Draft Wicklow County Development Plan 2022-2028. Inchanappa, Ashford, Co. Wicklow

Dear Sir/Madam,

We refer to the above and make this submission on behalf of Beakonshaw Limited of 25A Shaws Lane, Bath Avenue, Dublin 4.

Our client welcomes the reinstatement of their lands at Inchanappa for residential purposes and the inclusion of areas for future development and amenity provision under AOS and OS1 and therefore supports Proposed Amendment V2 -100 in principle.

Whilst our client supports this Proposed Amendment there are two matters that we would like clarification on and amendment.

Firstly, we support the following existing text of the second bullet point of Proposed Amendment V2 - 100 which reads as follows: *'The lands zoned 'AOS' (or other similarly sized lands within the SLO area) shall be developed as a community sports area, including (but not limited to) playing pitches / courts etc and an indoor sports / community hall suitable for a range of sports and community uses; only a site that is well connected to Ashford village by active and sustainable transport modes will be considered for this element of the SLO.'* We would request the following sentence regarding the location of such a facility be added for clarity: ***'The location of both residential and AOS community and sports facilities are be confirmed in a comprehensive masterplan to be agreed with Wicklow County Council.'***

Secondly, the third bullet point as currently worded requires that *'Only 50% of the residential element may be developed prior to the OS1 and the community sports zone (including buildings and appropriate access) on AOS being laid out and completed by the developer in a manner to be agreed with Wicklow County Council and devoted to the public;'*

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Our client has a concern that under bullet point 3 as currently worded, they are required to have the community sports zone laid out and completed before the remaining 50% of the residential component is developed. It is our understanding that **our client has never undertaken to actually provide the facilities and access to the facilities comprising the community sports zone and they would be unable to lay out and complete these facilities as currently worded in the Proposed Amendment.** However, they will ensure that the land which the agreed masterplan determines will be the location and extent of the sports community zone will be transferred from their ownership to the local authority or such other appropriate public body.

We also understand that in regard to OS1 lands that amenities there are to be provided in any case upon any grant of planning permission for Phase 1 of development and a decision on that is due imminently. It is unnecessary therefore to include reference to OS1 lands and their enhancement for public parkland in this Proposed Amendment. We request that such reference is deleted therefore.

We therefore request the amendment of the current 3rd bullet point with the following (with new text in bold):

*‘Only 50% of the residential element may be developed prior to **the transfer of lands shown in the agreed masterplan for community sports zone (including buildings and appropriate access) for AOS purposes which will occur prior to the lodgement of any Phase 2 planning application for residential development and following the agreement of a masterplan for these SLO lands. The facilities to be provided within such AOS lands will be made available to the public.***

We would be grateful if you could acknowledge safe receipt of this submission and we look forward to being informed of the results of your deliberations on these matters.

Yours sincerely,



Eamonn Prenter MIPI MRTPI

Director

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