

**Moffash ULC  
Lisgrew  
Emyvale  
Co. Monaghan  
H18 Y362**

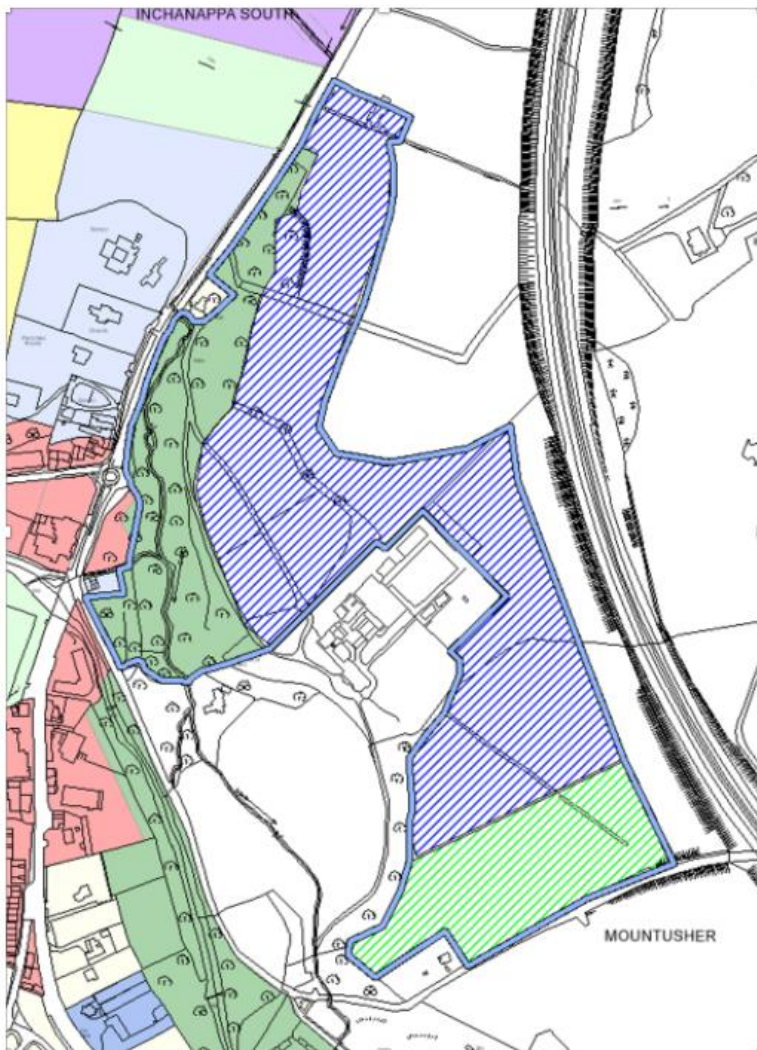
Administrative Officer  
Planning Department,  
Wicklow County Council,  
Station Road,  
Wicklow.

18<sup>th</sup> May 2022

**Re: Wicklow County Development Plan – Submission – Robert Moffett, Moffash ULC, Residential and Open Space– Amendment – Material Alteration V2 – 100.**

To whom it may concern,

I wish to make a submission regarding the above material alteration to the Wicklow County Development Plan which saw the additional zoning of lands for the purposes of Residential and Open Space lands in the County from 2022-2028 (see map below).



Additional lands zoned in Inchanappa House.

**Directors:** Robert Moffett Sam Moffett

**Secretary:** MT Advisory Services Ltd

**Registered Office:** Lisgrew, Emyvale, Co. Monaghan

**CRO No:** 542900

These lands were added to increase the amount of land zoned as residential and open space in order to support growth of housing in Wicklow County Council over the next seven years.

The addition of lands as Residential and Open Space is welcome. However, we believe that these lands are a better alternative readily available for Ashford Town. We believe, it is more likely that the lands owned by Moffash ULC are in a better position to be developed for this intended purpose during the lifetime of the new Wicklow County Development Plan.

The lands which are the subject of this proposed alternative are in the ownership of Moffash ULC. The lands are located in close proximity and within 500m to the north-west of the centre of Ashford in the townland of Ballinahinch. The lands are located to the north-west of the new regional road that connects from the R763 to the R764; and the development known as the Hazels and the Willows that were undertaken by Moffash ULC.



We can confirm that the lands are serviced to their southern boundary as a result of the permission granted by Wicklow County Council and was subsequently upheld by An Bord Pleanála in 2016.

The decision from ABP stated that they considered that having regard to the Ashford town plan and to the settlement strategy contained in the Wicklow County Development Plan, that they considered the scale of the development proposed (178 units) and the achievement of the road's objective of the town plan, that the development would be in accordance with the proper planning and sustainable development of the area.

The lands are surrounded by residential development to the east and south, with further undeveloped lands to the west.

In this submission, we are requesting the Council, when considering this amendment to the County Development Plan, consider further amending the plan, after a review of the residential and open zoned lands is analysed and quantified, to ensure the appropriate and best residential and open zoned land to accommodate new developments during the lifespan of this development plan.

We firmly believe that Wicklow County Council, by considering the lands owned by Moffash ULC, are would be better ensuring that housing need in Ashford and Wicklow is met over the course new County Development Plan. We believe the lands owned by Moffash ULC, as outlined above and in their previous

submission, makes for a more sustainable and sequential town growth for Ashford over the next seven years.

Earlier in the County Development Process we made two submissions (**Unique Reference Number: WW-C2-117**) regarding lands we own in order to have them zoned as Residential. We believe that these lands should now be considered as an alternative to the site at Inchanappa House, which have been proposed to be amended at this stage of the County Development plan process.

We hope that you accept this submission and review these lands, with a view to amending the County Development Plan accordingly so that the most suitable lands can be zoned as residential in order to assist Wicklow County Council in achieving their housing targets over the next seven years.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Robert Moffett', written over a horizontal line.

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Robert Moffett  
Moffash ULC