

Submission on Stage 5 Proposed Amendments



Draft Wicklow County Development Plan 2022 – 2028

On behalf of:

Ardale Property Group

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1 Introduction

We, Brock McClure Planning & Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin are instructed by our client **Ardale Property Group, Unit B4, Oakfield Industrial Estate, Ninth Lock Road, Clondalkin, D22xd28**, to make this submission to Wicklow County Council in response to the proposed Stage 5 Amendments to the Draft Wicklow County Development Plan 2022-2028, which are currently on public display.

2 Client's Landholding

These comments are made in respect of our clients landholdings at:

- Leamore, Newcastle;
- Racefields, Newcastle;
- Mariner's Point, Wicklow Town
- Tinakilly, Wicklow Town, and
- Vale Road, Arklow

They remain very concerned regarding the implications of this proposed change in policy on the viability of their development proposals within the County.

3 Submission on Amendments

Our client specifically wishes to comment on the following items:

Amendment V2 – 112 Newcastle – Zoning Map

We note that our client has recently lodged two applications for residential development on lands north of Sea Road and south of Leamore Lane, Newcastle – Reg Refs. 22/341 (5 units – tertiary zoned land) and 22/342 (27 units – secondary zoned land) refer. A decision is expected to be made 30 May 2022.

We note that our client also has a landholding at 'Racefields', a site southwest of Newcastle.

Our client submits that the above-mentioned sites in Newcastle are unique in the context of Level 6 Rural Towns in Wicklow as there are advanced talks underway between Ardale and Irish Water to provide a connection agreement at their Newcastle sites. This means that these sites will be serviced lands in the near future. We therefore submit that the dezoning of these lands as per Amendment V2-112 is premature in the context of our clients plans to develop their sites within Newcastle.

Further to this, we note that on the 3rd of March 2022 Deputy Peter Burke Minister of State at the Department of Housing, Local Government and housing noted the following in a debate on Planning Issues:

“In regard to our shared vision of the relevant plans that flow through Government, something that is very clear from all our engagement with local authorities is that if land is serviced and has infrastructure, the last thing we want to see is it being dezoned. Such lands have the potential to deliver housing and are located in the right places. Section 10 of the draft development plan guidelines clearly sets out for local authorities the trajectory in which we want to see them going. I expect them to follow suit in that regard”.

This clearly outlines that the Department of Housing, Local Government and housing have a preference to keep lands that are adequately serviced as zoned lands.

Considering the status of the applications lodged in compliance with the existing Wicklow County Development Plan 2016-2022 and our clients' future to develop on their landholding at 'Racefields' and the government stance on the dezoning of serviced lands, we request the proposed de-zoning of the tertiary zoned site at Leamore and the secondary zoned site at Racefields under amendment V2-112 of the Draft Plan is reversed in full.

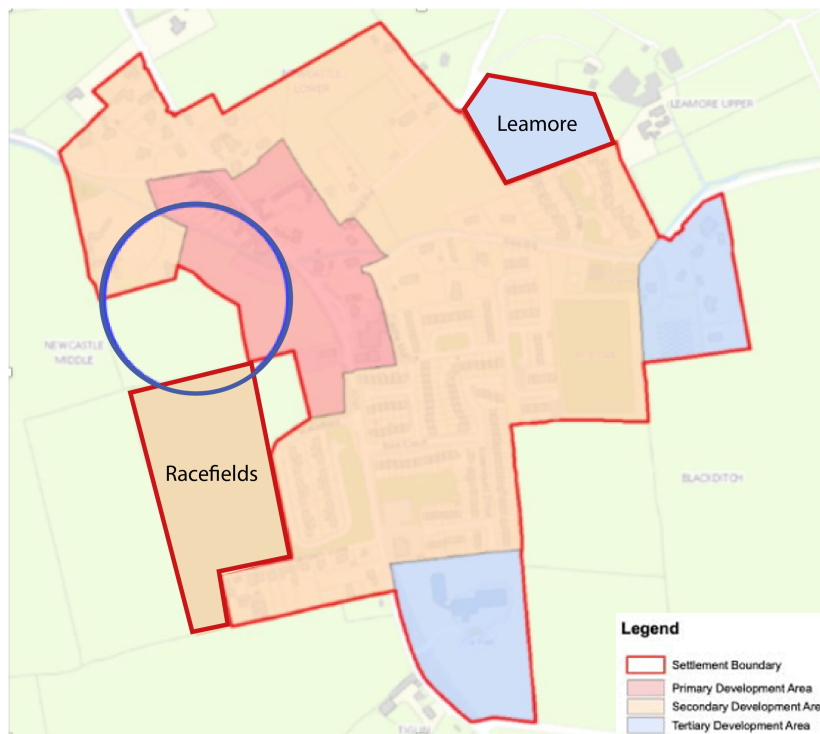


Figure 1 –Proposed Zoning of Tertiary Lands at Leamore, Newcastle and Secondary Lands at Racefields, Newcastle

It is noted that our client has previously made a submission relating to their landholdings within Newcastle at ‘Leamore’ and ‘Racefields’ at Stage 3 of the Draft County Development Plan. For convenience the previous submission made by our client in relation to the ‘Racefields’ and ‘Leamore’ sites is appended to this submission as Appendix 1

Amendment V1-17 – Section 6.4 Housing Objectives:

CPO 6.X The sale of all developments of residential units, whether houses, duplexes or apartments, to commercial institutional investment bodies shall be prohibited.

We strongly object to proposed amendment V1-17 Objective CPO 6.X and request that this amendment is not adopted in the Wicklow County Development Plan 2022-2028.

We submit that the proposed amendment is contrary to National Policy (Housing for All) and the Apartment Guidelines as follows:

Housing For All – A New Housing Plan for Ireland

Housing for Ireland – A New Housing Plan for Ireland clearly outlines the following:

- **Section 3 (P77)** – “Private sector housing will be funded through the domestic banking sector and State financial agencies. Recourse to international capital investment will be supported through proactive engagement with international institutional investors and others”.
- **Section 3.6.5 Secure Non State Financing** – “Institutional investment in the residential sector will reduce reliance on bank funding for development; this is important in building broader capital markets for housing development. There is an increasing recognition of the importance attributed by investors to achieving positive environmental and social impacts on a sustainable basis; housing is well placed to attract sustainable and ethical financing from investors with strong environmental,

social and governance standards. The Department of Finance will lead communication and engagement with institutional investors, including through tradeshow events, to communicate policies and encourage appropriate investment in residential accommodation in Ireland”.

- **Housing Policy objective 18.8** –*“Lead communication and engagement with institutional investors, including tradeshow events, to communicate policies and encourage sustainable investment in residential accommodation”.*
- **Section 3 (P24)** –*“ The overall investment required to build an average of 33,000 homes per year is estimated at €12bn. The domestic banking sector, international capital and State financial agencies will provide the essential finance to meet this requirement”*

The above points as outlined in text and policy within the Housing For All document clearly demonstrate that it is a national objective to continue engagement with institutional investors throughout the lifetime of the Housing for All Plan to aid with the delivery of the required 33,000 homes per year in Ireland. The proposed amendment V1- 17 to the Draft Wicklow County Development Plan 2022-2028 directly contradicts National Policy and will have a detrimental impact on the required rollout of new houses in Wicklow to meet national housing targets as funding options for new projects will be extremely limited.

Design Standards for New Apartments – Guidelines for Planning Authorities

The Design Standards for New Apartments document recognises the importance of the role of investment bodies in providing residential schemes including build-to-rent. Section 5.3 of the guidelines outlines the following regarding the ownership of BTR apartment schemes:

“Ownership and management of BTR developments is usually carried out by a single entity that invests in the project as a long term commercial rental undertaking. This critically means that individual residential units within the development are not sold off separately for private ownership and/or subsequent sub-letting individually”.

Build to Rent apartments are described in the Apartment Guidelines in section 5.1 as:

“Larger-scale apartment developments that typically include several hundred units, that are designed and constructed specifically for the needs of the rental sector are a prominent feature of housing provision in many countries. These types of housing developments also have a potential role to play in providing choice and flexibility to people and in supporting economic growth and access to jobs here in Ireland. They can provide a viable long term housing solution to households where home-ownership may not be a priority, such people starting out on their careers and who frequently move between countries in the pursuance of career and skills development in the modern knowledge-based economy”.

We submit that the proposed amendment V1 -17 to the Draft Wicklow County Development Plan 2022-2028 would essentially represent a ban on build to rent development in Wicklow. The ban of sale of residential units to institutional investment bodies as proposed would deter international funders from investing in housing in Wicklow and slow down the rollout of residential units in the county to meet the requirements outlined in the government Housing For All document, as funding options for new development would be limited.

We request that amendment V1-17 is removed in full.

Amendment V3 – 126 – Section 3.1.4 Open Space:

- Within apartment developments, private and communal amenity space shall be provided in accordance Design Standards for new Apartments (DSFNA) (2018) **as amended and as may be amended in the future**. Care should be taken to ensure that such places receive adequate sunlight and meet the highest safety standards. The front wall of balconies should be made from opaque material and be at least 1m in height.
- Dwellings (~~including own door duplexes~~) shall generally be provided with private open space at the following **minimum** rates:

House size	Minimum private open space
1-2 bedrooms	50sqm
3+ bedrooms	60-75sqm

Own door duplexes shall generally be provided with private open space at a minimum rate of 10sqm per bedroom.

It will be expected that private open space provided will exceed these standards whenever possible and such minimum standards will only be acceptable for up to 50% of the units in any development.

We strongly object to proposed amendment V3 -126 – Section 3.1.4 Open Space and request that this amendment is not adopted in the Wicklow County Development Plan 2022-2028.

We submit that the proposed requirement to provide own door duplex units with private open space at a minimum rate of 10 sq.m per bedroom will make this unit type redundant as a viable option for development.

Currently the Design Standards for New Apartments – Guidelines for Planning Authorities lists the requirement for private amenity space in apartment units as follows in Appendix 1:

Studio	4 sq m
One bedroom	5 sq m
Two bedrooms (3 person)	6 sq m
Two bedrooms (4 person)	7 sq m
Three bedrooms	9 sq m

Should the proposed amendment V3 -126 be adopted, the requirement for private open space would be as follows for duplex apartment units in County Wicklow:

- One bedroom – 10 sq.m
- Two bedroom – 20 sq.m
- Three bedroom – 30 sq.m

We submit that these areas of open space will be fundamentally unachievable within duplex schemes due to the nature of duplex typology apartments which generally feature a larger 2 storey own door unit over a smaller single storey unit at ground floor level. Private open space for the larger 2 storey unit is generally provided at 1st floor level as a terrace.

If the floor area of a 2-bedroom ground floor single storey apartment unit is 80 sq.m and the floor area of the duplex unit above is 120 sq.m (60 sq.m per floor), this means that there will be a 20sq.m area extending to the rear of the development at first floor level for a terrace to be provided.

As per the Apartment Guidelines this terrace area would exceed the required 9 sq.m for private amenity space for three-bedroom units by 11 sq.m. However, should the proposed amendment V3 – 126 to the Draft Wicklow County Development Plan 2022-2028 be adopted, this terrace of 20 sq.m would fall short of the requirement for 30 sq.m of private open space for 3-bedroom units by 10 sq.m.

We submit that this gap in standards between the requirements set out in the Apartment Guidelines and the Draft Wicklow County Development Plan 2022-2028 would mean that in principle, duplex apartments

of this type remain viable nationwide but could not be implemented within County Wicklow if the amendment is adopted. This would restrict the future development of an in-demand unit type within the jurisdiction of Wicklow County Council.

We request that amendment V3-126 is removed in full.

4 Conclusion

Amendment V2 – 112 Newcastle Zoning Map

Having regard to the status of applications lodged on lands at Leamore, Newcastle (Reg Refs. 22/341 and 22/342), in compliance with the existing Wicklow County Development Plan 2016-2022, we ask the proposed de-zoning of the tertiary zoned site (application Reg. Ref. 22/341) under the Draft Plan is reversed in full.

Amendment V1-17 – Section 6.4 Housing Objectives

The proposed amendment V1- 17 which restricts the sale of residential developments to commercial institutional investment bodies directly contradicts National Policy and will have a detrimental impact on the required rollout of new houses in Wicklow to meet national housing targets as funding options for new projects will be extremely limited. We request that this amendment is removed.

Amendment V3 – 126 – Section 3.1.4 Open Space

We submit that the proposed requirement to provide own door duplex units with private open space at a minimum rate of 10 sq.m per bedroom will make this unit type redundant as a viable option for development. We request that this amendment is removed.

We trust the information contained in this submission will be carefully considered by the Planning Authority in their assessment of the Material Amendments to the Draft Plan.

We, Brock McClure, as agents acting for our client Ardale Property Group, request that all correspondence be directed to this office at 63 York Road, Dun Laoghaire, Co. Dublin.

5 Appendix 1 – Client’s submission on Stage 3 Draft Development Plan

Appendix 1 below includes the applicants submission that was previously made at Stage 3 of the Draft Wicklow County Development Plan.

EXECUTIVE SUMMARY

This submission relates to the de-zoning of two land parcels located at **‘Racefield’ and ‘Leamore’, Newcastle, Co. Wicklow** and their exclusion from the Newcastle settlement boundary. It is noted from the outset that both sites have a long-established residential zoning dating as far back as the adoption of the Newcastle Town Plan 2007. The sites are located within the existing built up footprint of Newcastle, as evidenced below.

The Racefield site forms part of a larger residential development (permitted under Ref. 04/73 and revised under Refs. 05/3048 and 05/4039). 12 of the original units were constructed and the remainder of this brownfield site is considered vacant and underutilised. The Racefield site represents the only partially complete development site within Newcastle. The entrance is fully constructed and Irish Water infrastructure is in place and operational. The existing road and water infrastructure could readily accept modest infill residential development. The secondary zoning would also provide the opportunity to complete and consolidate the existing development at Racefield and the proposed mixed-use development to the north (WCC Ref. 20/298 / ABP Ref. 309388 refers), adjacent to the village core.

The site is within walking distance of the village core and has the benefit of access to a variety of existing amenities, educational and commercial facilities and transport services nearby. The Racefield site in particular complies with the sequential approach to development as it extends from the primary area or village core; provides a brownfield opportunity and better use of underutilised land; and is contiguous to an existing developed area to the east (Racefield) and south (Oaklawn View).

The Leamore site forms part of a wider landholding owned by Ardale Property Group. The site to the south west located between Leamore Lane and Sea Road, zoned secondary development area is planned for development by the Ardale Property Group. The underutilised site is bounded by existing residential development at Hunters Leap to the south and is within walking distance of the Newcastle village centre and bus services operating on the R761. We contest the inclusion of two tertiary sites within the settlement boundary when the Leamore site is clearly located closer to the primary village core.

It is our professional opinion that the subject sites’ location in terms of accessibility to Newcastle Village Centre, proximity to existing transport nodes and local and city centre employment areas makes it an ideal candidate to assist with the delivery of additional residential accommodation in accordance with the National Planning Policy Mandate.

It is understood that the population of Newcastle decreased between 2011-2016 in the absence of meaningful residential development. This is attributed to delays with the upgrade of the Newcastle Wastewater Treatment Plant. This also appears to have dictated the growth target being allocated to Newcastle in the Draft Plan which appears to be lower than that provided in other Level 6 towns.

It is noted that the upgrade of the Wastewater Treatment Plant is capable of being funded privately by Ardale as part of the development of the Racefield and Leamore sites. It does not rely on Irish Water or Wicklow County Council’s infrastructure investment programmes. Notwithstanding the above, Ardale has engaged with Irish Water and Eoghan Forristal of Wicklow County Council in relation to the proposed upgrade. Moreover, our client intends to enter into a Project Works Services Agreement with Irish Water, provided the lands are not de-zoned as part of the Draft Plan.

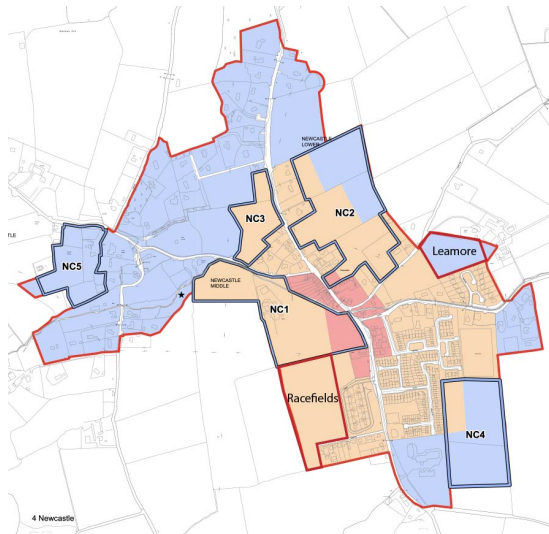
We conclude that there are no barriers to development at the subject sites that could not be readily overcome under planning.

On the basis of the above, we urge the Planning Authority to revert their decision to de-zone the sites and exclude them from the Newcastle settlement boundary. Our client wishes to include the following additions to the Plan:

1. We ask that the **Racefield site retains its secondary zoning and the Leamore site retains its tertiary zoning.**
2. Should the Planning Authority be minded to retain the sites zonings, our client welcomes a specific objective to be included in the Plan as follows:

“No development shall take place until the upgraded Newcastle Waste Water Treatment Plant has been commissioned.”
3. In the absence of any meaningful residential development over the past 15 years due to infrastructural deficiencies, we submit that **additional headroom of 30% new units should be included in the Plan up to 2031.**
4. Our client envisages a modest residential infill development for the Racefield site, in keeping with the established character and pattern of development on the adjoining lands. **Our client would readily accept a density cap of 15 units per hectare at the Racefield site. We invite the Planning Authority to include a specific objective in the Plan relating to same.**

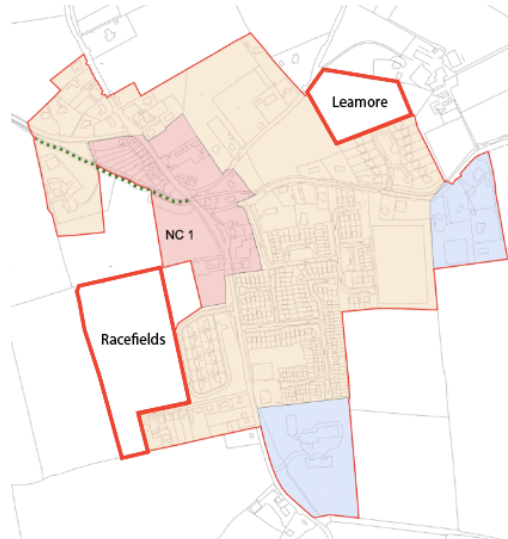
Existing Zoning Map 2016-2022



Advantages of Existing Zoning

- Refer to items raised in proposed zoning

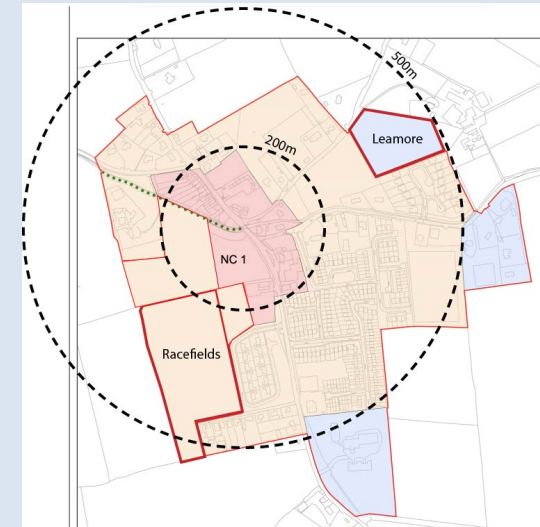
Draft Zoning Map 2021-2027



Disadvantages of Draft Zoning

- Does not comply with the NPF and RSES
- Does not consolidate lands adjoining the village core
- Does not utilise an existing brownfield site (Racefield)
- Inconsistent with the zoning and planning history for the site (Racefield)
- Does not comply with the phasing strategy and sequential approach extending from the core
- Does not maximise an accessible site located near the village core

Proposed Zoning Map 2021-2027



Advantages of Proposed Zoning

- Complies with the NPF and RSES
- Consolidates lands adjoining the village core
- Utilises an existing brownfield site and completes the existing residential estate (Racefield)
- Consistent with the zoning and planning history for the site (Racefield)
- Complies with the phasing strategy and sequential approach extending from the core
- Maximises an accessible site located near the village core
- Within 500m walking radius of the village centre
- Directly adjacent to village core (Racefield)

INTRODUCTION

This submission was prepared by **Brock McClure Planning and Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin** on behalf of our client **Ardale Property Group, Unit B4, Oakfield Industrial Estate, Ninth Lock Road, Clondalkin, D22 XS28**, in response to the Draft Wicklow County Development Plan 2021-2027 (Stage 3).

Ardale Property Group are owners of the subject lands, via a group company Touncaragh Ltd., and are authorised to make a submission to the Draft Plan within the specified timeframe by 30 August 2021 (extended from 16 August 2021 to 30 August 2021 at a Council meeting 27 July 2021).

Our client welcomes the opportunity to provide a submission on the Draft Plan and looks forward to future engagement with the Planning Authority throughout the plan making process.

Company Background

We refer to the following company statement prepared by Ardale Property.

Ardale is an established Irish development and strategic land investment company. At our core, we are focused on crafting strategic lands into new communities to be proud of, with new homes and employment centres and supporting infrastructure such as cycleways, parks and playgrounds as well as childcare and nearby neighbourhood retail.

We use our expertise and knowledge to create a strategy around each landholding focused on delivering a masterplan that all stakeholders in a project from the Local Authority to the local community can get behind. Early-stage delivery of infrastructure such as new roads, retail, community, and sports facilities are a key component of our approach, which helps us bring new communities to life.

Ardale shareholders have been at the forefront of land planning and development for over 20 years, having owned and developed some of the most high-profile developments in Ireland. Their ownership interests spanned from one of Ireland's largest homebuilders, Castlethorn Construction through to the Country's most valuable investment asset, Dundrum Town Centre, as well as a host of other office, retail and development land assets including: Whitewater Shopping Centre, Newbridge; The Park, Carrickmines; and residential schemes in Dublin such as Adamstown, Rathborne and Belarmine.

Ardale are hugely active in County Wicklow, with housing schemes such as Heatherside in Arklow (200 units) and Tinakilly Park in Rathnew (365 units), fully underway. Other notable recent developments include the delivery of the new Retail Centre in Rathnew anchored by Aldi. Several schemes are also progressing to pre-planning or planning stage with the Council including the Newcastle lands. These other schemes should bring forward over 500 new housing units across a number of superb high quality housing schemes, subject to planning.

Scope of Submission

This submission relates to the de-zoning of two land parcels located at **'Racefield' and 'Leamore', Newcastle, Co. Wicklow** and their exclusion from the Newcastle settlement boundary.

The Racefield site is located on lands to the south west of Newcastle Village. The site is bounded to the north by a greenfield site. Permission is currently being sought for a mixed-use development on lands to the north. The application is under appeal at the time of writing this report (WCC Ref. 20/298 / ABP Ref. 309388 refers).

The site is bounded to the south by a row of single storey detached houses fronting Oaklawn View, to the east by the partial residential development known as Racefield comprising 2 storey houses and to the west by greenfield lands separated by a defining hedgerow.

The Leamore site is located to the north east of Newcastle Village. The site is bounded to the north west by Leamore Lane, to the north by Leamore House and associated agricultural outbuildings, to the east by a dwelling house, to the south by Hunters Leap, a residential development comprising dormer bungalows and to the west by greenfield lands. We note at this point that our client owns the adjoining greenfield site to the west, zoned secondary development area.

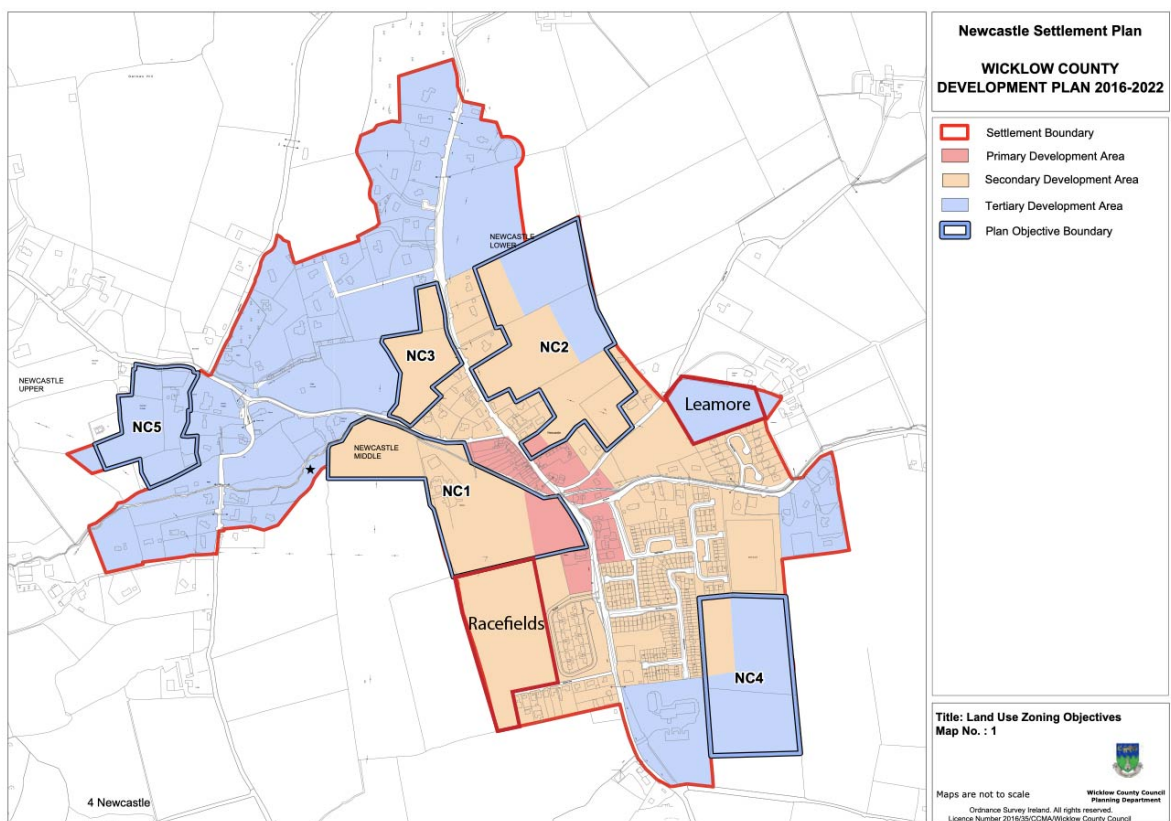


Figure 1 – Existing Wicklow Development Plan Zoning Map (sites labelled Racefield and Leamore)

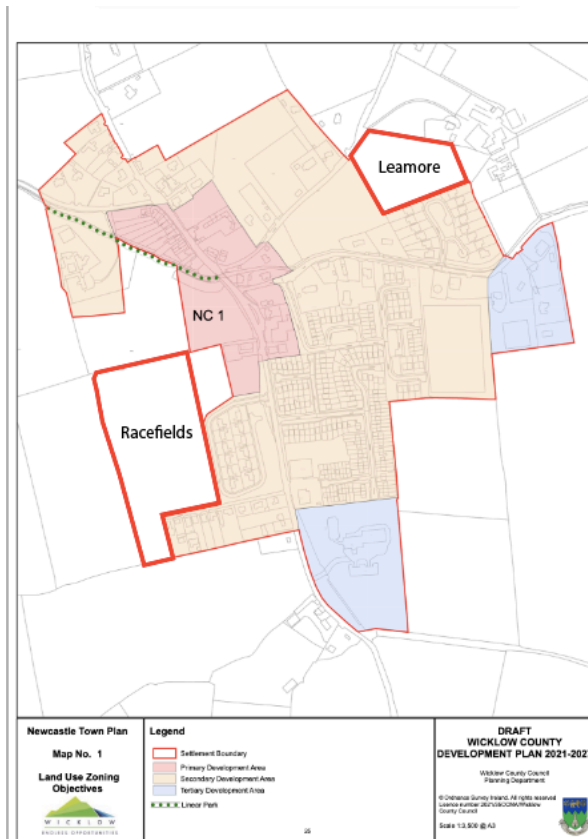


Figure 2 – Draft Wicklow Development Plan Zoning Map (sites labelled Racefield and Leamore)

General Site Context

Racefield Site

The general site context of the Racefield site is summarised as follows:

- The subject site forms part of the original Racefield development (permitted under Ref. 04/73 and revised under Refs. 05/3048 and 05/4039. The subject site was used during the construction of the first 12 units at Racefield and is now considered a vacant and underutilised brownfield site. We refer to Appendix A which shows the site’s brownfield condition.
- The site is physically and visually connected to surrounding residential development namely Racefield to the east and Oaklawn View to the south. Redevelopment of the site provides an opportunity to complete the original Racefield development and to utilise the infrastructure already built to service the lands.

As noted above, a live application is currently before the Board for a mixed-use development to the north of the subject site.

- The site is located within walking distance of the Newcastle village centre and bus services operating on the R761. The site has the benefit of access to a variety of existing amenities, educational and commercial facilities and services nearby.
- The site is considered a valuable brownfield site proximate to Newcastle village centre including high frequency rail services from Kilcoole train station which will provide rapid transit to City Centre employment centres.
- A vehicular and pedestrian access road and entrance has already been built to service the lands from the R761. This currently serves the element of the Racefield scheme that is already built.
- The site is serviceable by all utilities including water and wastewater infrastructure.

- The site is not located on or near any protected structures, Architectural Conservation Areas or special areas of natural heritage.

Having regard to the above, it is considered that the site provides the opportunity to consolidate existing development at Racefield.

Leamore Site

The general site context of the Leamore site is summarised as follows:

- The subject site forms part of a wider landholding owned by Ardale Property Group. The site to the south west located between Leamore Lane and Sea Road, zoned secondary development is in the ownership of the Ardale Property Group and is planned for residential development.
- The underutilised site is bounded by existing residential development at Hunters Leap to the south.
- The site is located within walking distance of the Newcastle village centre and bus services operating on the R761. The site has the benefit of access to a wide range of existing amenity facilities, educational and commercial facilities and services.
- The site is considered an important site proximate to Newcastle village centre including high frequency rail services from Kilcoole train station which will provide rapid transit to City Centre employment centres.
- The site is not located on or near any protected structures, Architectural Conservation Areas or special areas of natural heritage.

It is our professional opinion that the subject sites' location in terms of accessibility to Newcastle Village Centre, proximity to existing transport nodes and local and city centre employment areas makes it an ideal candidate to assist with the delivery of additional residential accommodation in accordance with the National Planning Policy Mandate, discussed further in Section 6 of this submission.

SITE ZONING

This submission relates to lands at ‘Racefield’ and ‘Leamore’, Newcastle Co. Wicklow. We refer to Table 1 below which sets out the sites’ zoning in the existing County Development Plan and Draft County Development Plan.

Subject Sites	Existing Zoning	Proposed Zoning
	(Wicklow County Development Plan 2016-2022)	(Draft Wicklow County Development Plan 2021 – 2027)
‘Racefield’	Secondary Development Area	De-zoned
‘Leamore’	Tertiary Development Area	De-zoned

Table 1 – Existing and Proposed Draft Zoning

Existing Zoning - Wicklow County Development Plan 2016-2022

The Racefield site is zoned a ‘secondary development area’ with a stated vision “To provide for the sustainable development of a mix of uses including residential, employment, community and recreational uses that provide for the needs of the existing settlement and that allows for the future growth of the settlement”

The Leamore site is zoned a ‘tertiary development area’ with a stated vision “To protect and provide for agriculture and amenity in a manner that protects the physical and visual amenity of the area and demarcates the urban and rural boundary.”

It is noted that the subject sites at Racefield and Leamore comply with the draft objectives of the secondary and tertiary development areas, set out in the section below.

Relevant Secondary Development Area Objectives of the Draft Plan - Racefield

- Allow for new residential developments, including a mix of residential options **within an attractive and accessible setting, at appropriate locations which have safe access to the public road network, which have pedestrian links to the primary lands, and which are served by appropriate water and sewerage infrastructure, and which, if possible are in proximity to community and public services.**
- A full range of unit sizes, including smaller 2 and 3 bedroomed units shall be provided in all new housing developments (i.e. developments exceeding 4 units).
- In existing residential areas, it shall be an objective of the Council to protect existing residential amenity and to **provide for infill residential development** at a density and design that reflects the established character of the area in which it is located.
- Allow for the limited extension or ‘**spill-over**’ of the **primary land type uses onto the secondary lands which immediately adjoin the boundary of the primary lands.** New development of this type should be compatible with or reinforce the function of the primary lands and shall be visually and physically linked

with the primary core. No development will be permitted that prejudices the viability and function of the primary lands.

This submission questions the appropriateness of re-drawing the settlement boundary when the subject site at Racefield is essentially an unfinished development site intrinsically linked to the completed part of the development to the east.

Having reviewed the objectives of the secondary development areas above, we conclude that the Racefield site, by virtue of its compliance with the above objectives, proximity to the village core / primary development area and services nearby, existing road and services infrastructure provided by the unfinished Racefield development, should be zoned secondary development area.

Relevant Tertiary Development Area Objectives of the Draft Plan - Leamore

- *To restrict the residential development in this area to **low density (max 5/ha)** single house development and **multi house developments not exceeding 4 units** (other than social housing developments). Multi-house development shall only be considered where they share a single road entrance, are sufficiently clustered together and are designed to reflect the character of the settlement.*
- *To allow for **social housing** provided it is located in accordance with firm planning principles especially with respect to proximity to services and connectivity to the settlement core.*

As noted above, it is our client's intention to develop the Leamore site and the adjoining site to the west under a single planning application for a small residential development, mitigating against 'leapfrogging' on peripheral sites. Furthermore, any future development will adhere strictly to the principles of a low density development on this land parcel. Discussions with Wicklow County Council are on-going in relation to the provision of single storey dwellings for social housing.

On the basis of the above assessment, we ask the Planning Authority to reconsider the removal of the subject site from the settlement boundary having regard to the optimal and sustainable use of these underutilised sites within the established residential context of Newcastle village.

ZONING HISTORY

The subject sites at Racefield and Leamore have been included in the settlement boundary since 2007. Furthermore, the sites have a well-established residential zoning since the adoption of the Newcastle Town Plan in 2007. As identified in Figure 3 below, the vacant Racefield site is shown with residential development comprising a mix if detached and semi-detached units.

<i>Statutory Plan</i>	<i>Subject Sites included in Settlement Boundary</i>	<i>Subject Sites Zoned Residential</i>
 Wicklow County Development Plan 2021 – 2027 (Draft)	✗	✗
Wicklow County Development Plan 2016-2022	✓	✓
Wicklow County Development Plan 2010-2016	✓	✓
Newcastle Town Plan 2007	✓	✓

Table 2 – Changes in Development Plan Zonings 2007-2021

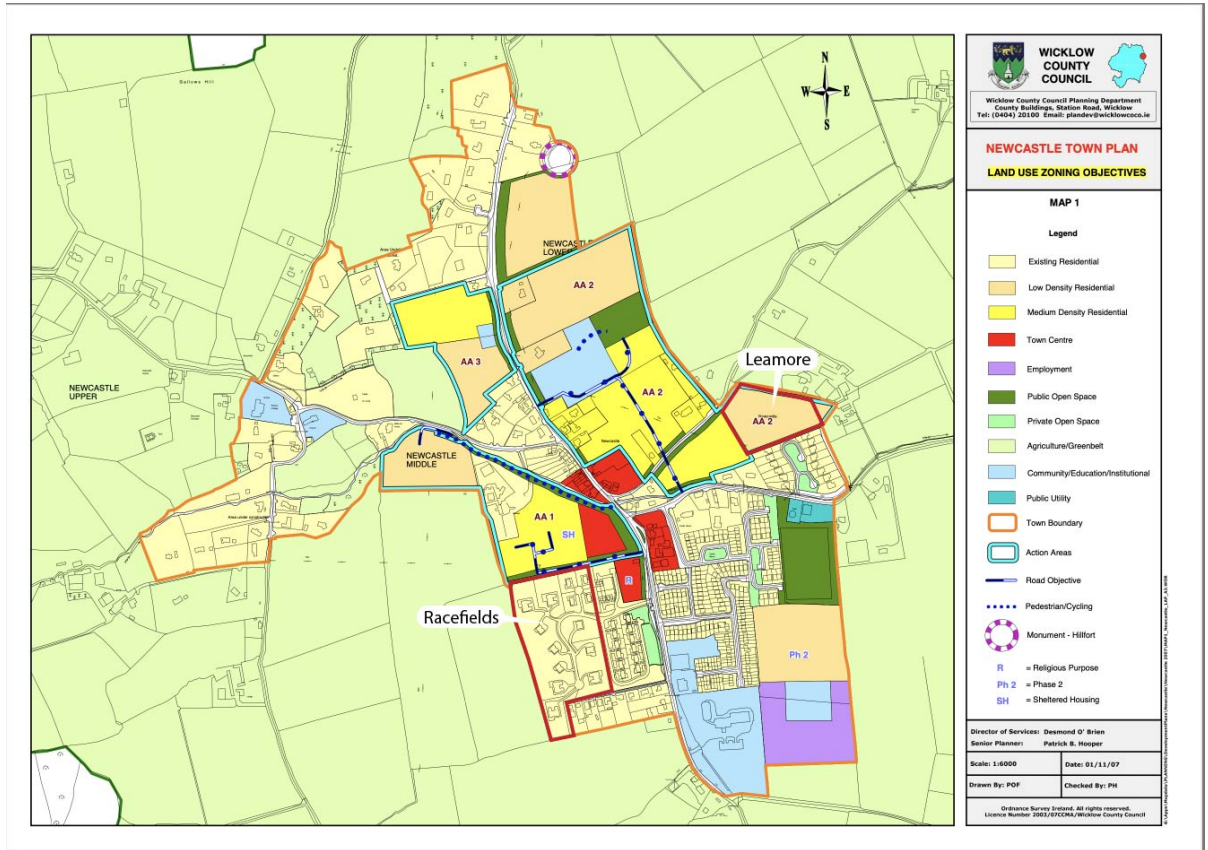


Figure 3 – Newcastle Settlement Boundary (Newcastle Town Plan 2007)

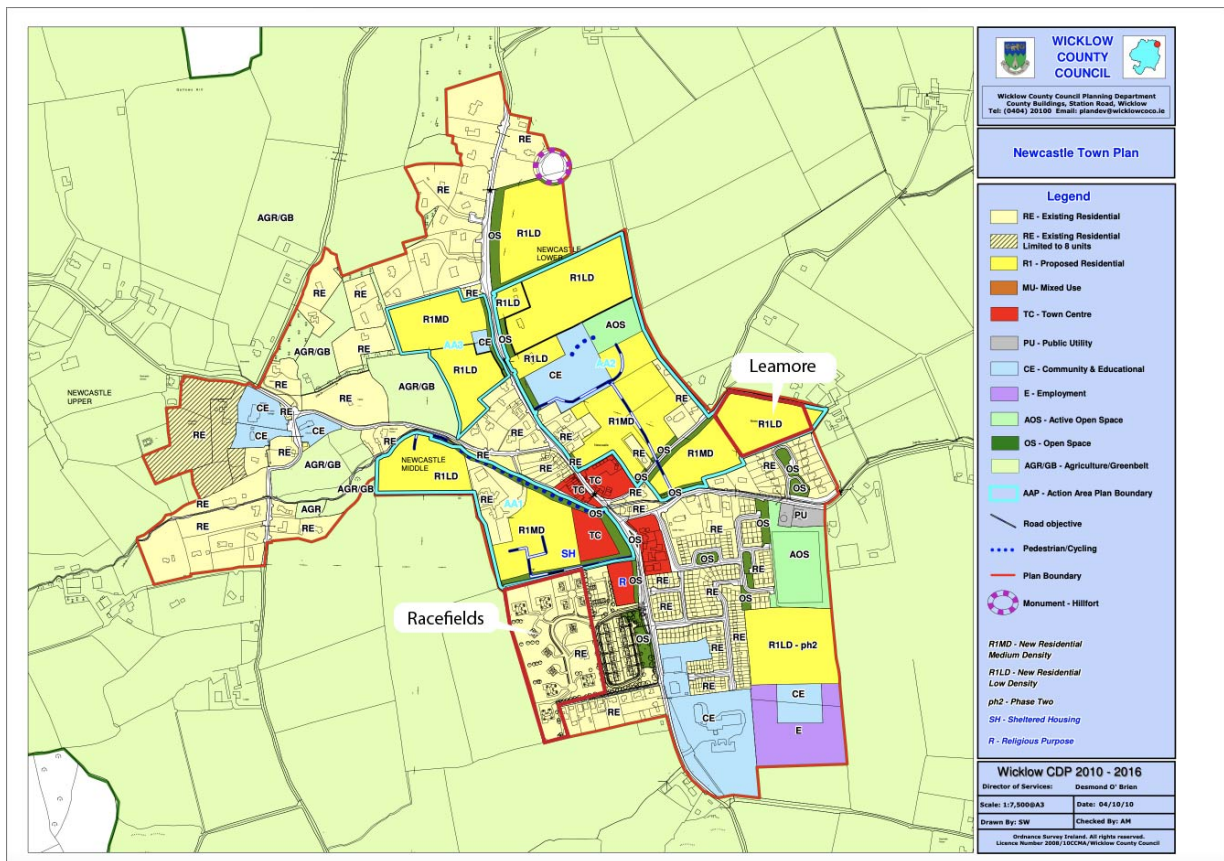


Figure 4 – Newcastle Settlement Boundary (CDP 2010-2016)

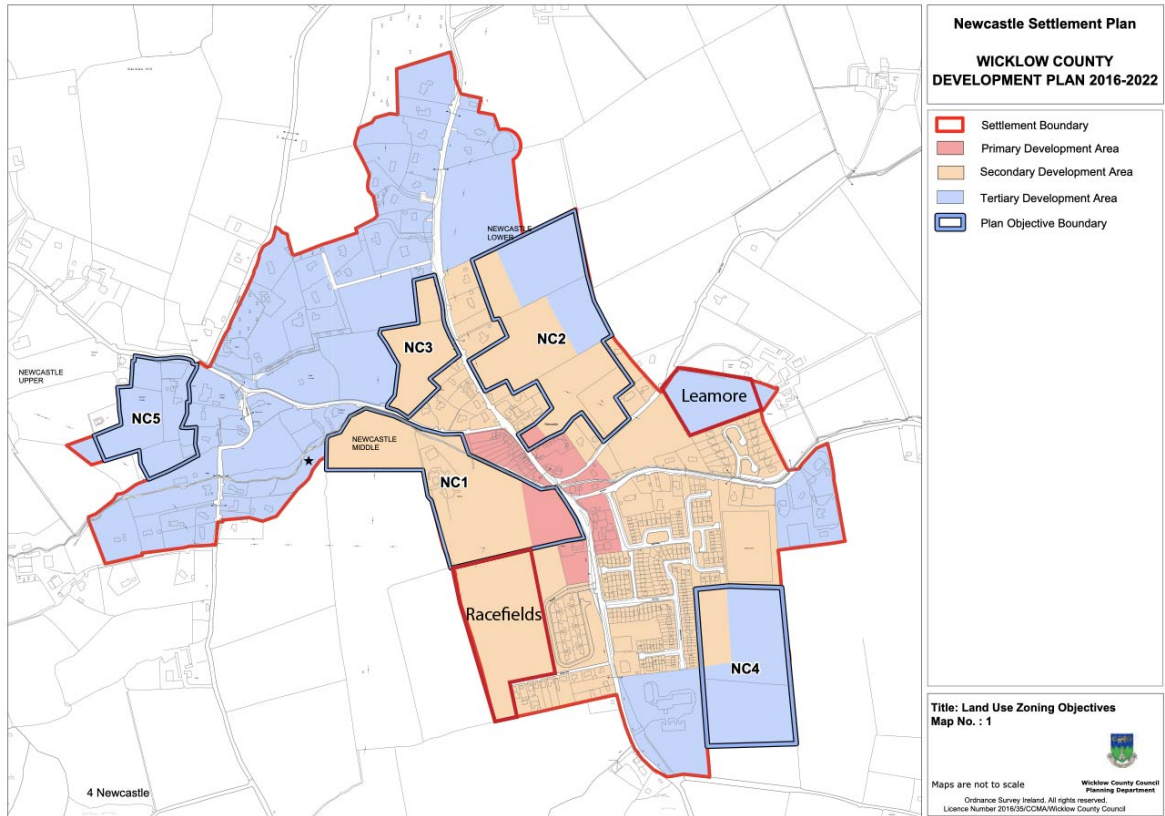


Figure 5 – Existing Settlement Boundary (CDP 2016-2022)

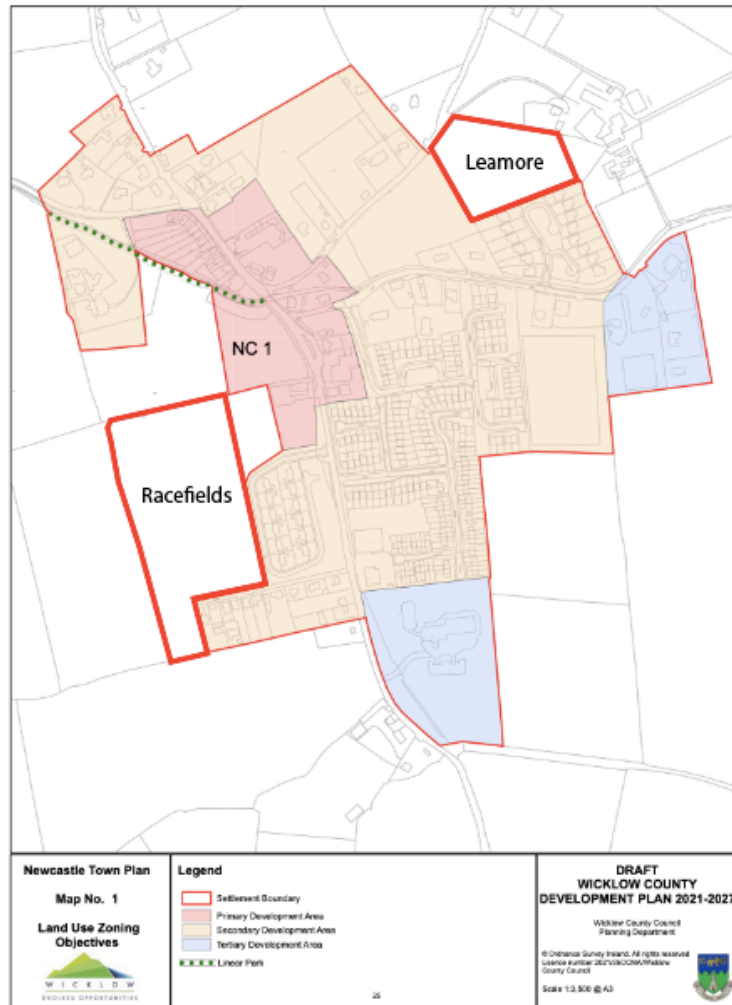


Figure 6 – Draft Settlement Boundary (Draft CDP 2021 – 2027)

It is noted that the village core or primary development area, has to date, been buffered from the outer settlement areas by existing or proposed residential zoned lands. Removal of the subject site from the settlement boundary and the consequent de-zoning of the Racefield site in particular, is unsubstantiated in the Draft Plan and contradicts the sequential approach to plan making, a central tenet of proper planning and sustainable development. Moreover, de-zoning the site will result in an anomaly in the settlement boundary.

The future development of the Racefield site, should it retain its secondary zoning, will comply fully with the phasing objectives of the Plan, as follows:

1. The development **will extend outwards from the primary area or village core.**
2. The development **will provide an infill/brownfield opportunity and better use of underutilised land.**
3. The development **will be contiguous to an existing developed area to the east (Racefield) and south (Oaklawn View).**

The two tertiary sites identified to the east and south east of Newcastle are further removed from the village core. We refer to Figure 6 above. We contest their inclusion in the Draft Plan when the subject site at Racefield is ideally located proximate to the village core and the Leamore site is located within a 500m catchment of the core. As noted above, the undeveloped Racefield site forms part of an existing development which was never completed. The site lends itself to residential development having regard

to the brownfield nature of the site with existing soil heaps and vegetative overgrowth, as illustrated in Appendix A.

To this end, it is clear that the subject sites should maintain their long established residential zoning and be included within the settlement boundary.

PLANNING HISTORY

Subject Site - Racefield

The table below outlines the planning history for the subject site at Racefield. Permission was originally granted for 32 units under ref. 04/73 and increased to 61 units as part of a modification application under Ref. 05/4039.

The upgrade of the Newcastle wastewater treatment plant was also permitted under application Ref. 05/4039.

<i>Planning Reference</i>	<i>Description</i>	<i>Status</i>
04/73	32 houses and ancillary works (incl. individual sewage treatment units / percolation areas to 10 houses).	Granted: 24.05.2004
05/3048	Modifications to Ref. 04/73 to include alterations to elevations, finished floor levels etc. (No change to permitted number of units).	Granted: 12.09.2005
05/4039	Modifications to Ref. 04/73 to include a total of 47 units (increasing the overall total to 65), house type changes, alterations to elevations, associated works and upgrade of the Newcastle Treatment Plant.	Granted: 10.11.2006 Condition No. 3 of the Board’s decision omitted 4 units reducing the overall number of from 65 to 61. Provisions were made in Condition no. 3 to allow the developer to erect four single storey houses in place of the dwellings to be omitted as part of a separate application.

Table 3 – Planning History Racefield Site

Table 3 above demonstrates the residential planning history for the site. 12 of the original 61 units permitted under Ref. 04/73 and modified under Ref. 05/4039, have been constructed and are known today as the Racefield estate. We refer to Figure 7 below which illustrates the permitted layout granted under Ref. 05/4039, which was never fully completed.



Figure 7 – Site Layout submitted at FI under Ref. 05/4039 (4 units to the south of the site omitted under condition)

No recent planning history exists for the subject site at Leamore.

Lands to the North – ABBD Developments

We note that landowners of the adjoining site to the north of Racefield have also made a submission to the Draft Plan.

The Planning Authority will be aware of a live permission for a mixed use development made by ABBD Development under Ref. 20/298 (currently on appeal with the Board, at the time of writing this submission). It is understood from the Draft Development Plan submission made by ABBD Developments, that lodgement of a second application for 10 units north of the Racefield site is imminent.

On the basis of the above, the removal of the subject site from the settlement boundary and de-zoning would result in the abrupt transition between open countryside and a proposed mixed-use village centre development.

Moreover, the field boundary to the west of the subject site historically demarks the settlement boundary. The inclusion of both sites within the settlement boundary would help to consolidate the village core, assimilate existing and proposed development and protect the surrounding areas from inappropriate encroachment.

NATIONAL POLICY MANDATE

National Planning Framework (NPF)

The National Planning Framework (NPF) is the Government’s high-level strategic plan for shaping the future growth and development of our country out to the year 2040.

The NPF sets out that the Eastern and Midland part of Ireland will, by 2040, be a Region of around 2.85 million people, at least half a million more than today. It is identified that progressing the sustainable development of new development on infill and brownfield sites for housing and particularly those close to public transport corridors is key to enabling growth.

Section 2.6 of the NPF states the following in relating to compact and sustainable growth:

*“A preferred approach would be **compact development that focuses on reusing previously developed, ‘brownfield’ land, building up infill sites**, which may not have been built on before and either reusing or redeveloping existing sites and buildings.*”

An increase in the proportion of more compact forms of growth in the development of settlements of all sizes, from the largest city to the smallest village, has the potential to make a transformational difference.”

The document goes onto state the following in relation to infill and brownfield development:

*“The National Planning Framework targets a significant proportion of future urban development on infill/brownfield development sites within the built footprint of existing urban areas. **This is applicable to all scales of settlement, from the largest city, to the smallest village.**”*

National Policy Objective 72a – “Planning authorities will be required to apply a standardised, tiered approach to differentiate between i) zoned land that is serviced and ii) zoned land that is serviceable within the life of the plan.”

National Policy Objective 72b – “When considering zoning lands for development purposes that require investment in service infrastructure, planning authorities will make a reasonable estimate of the full cost of delivery of the specified services and prepare a report, detailing the estimated cost at draft and final plan stages.”

The implementation guidance does not appear to envisage a scenario where public infrastructure may be privately funded. It refers to lands capable of being serviced within the lifetime of the plan should be part of a committed investment programme i.e. by Irish Water or Wicklow County Council, with a requirement to have an estimate of the likely cost of these upgrades.

Clearly an upgrade equivalent to that taking place with the Arklow Wastewater Treatment Plant or similar requires significant public funding, however the upgrade of the key piece of infrastructure in this instance being the Newcastle Wastewater Treatment Plant is capable of being funded privately by Ardale as part

of the development of the Racefield and Leamore sites. It does not need to be part of Irish Water or WCC’s infrastructure investment programmes.

Wastewater upgrade works will unlock the development potential of up to 3,000 pe, albeit a smaller upgrade may now be more appropriate. Indicative costings have been provided to Eoghan Forristal in Wicklow County Council as part of our ongoing engagement with Irish Water and Wicklow County Council. The next step is for Ardale to enter into a Project Works Services Agreement with Irish Water to commence the process. Clearly this will not be feasible if the lands are de-zoned. We refer to initial correspondence between Ardale and Irish Water accompanying this submission.

Regional Spatial and Economic Strategy for Eastern and Midland Regional Assembly (RSES)

The *Regional Spatial and Economic Strategy for Eastern and Midland Regional Assembly (RSES)* contains a specific objective (RPO 4.3) which sets out the following in relation to **Consolidating and Re-Intensification**:

“RPO 4.3: Support the consolidation and re-intensification of infill/brownfield sites to provide high density and people intensive uses within the existing built up area of Dublin City and suburbs and ensure that the development of future development areas is co-ordinated with the delivery of key water infrastructure and public transport projects.”

Having reviewed the key policies of the recently adopted RSES document, we are of the view that subject site at Racefield constitutes a brownfield site and that residential use could be achieved on the site in accordance with the spirit and intent of RSES in order to ensure the optimal sustainable long terms use of the site which is:

- An Underutilised infill site within the metropolitan area of Dublin in close proximity to high frequency public transport services.

Population Projections

Specific regional and county population projections to 2026 and 2031 are provided for each region in the “Implementation Roadmap for the National Planning Framework”, which sets a growth trajectory for each area to be applied in the core strategies of all subsequent Development Plans and associated variations.

The overarching objective is to manage an adequate supply of land to 2026 and beyond that to 2031. The Regional Spatial and Economic Strategy for the Eastern and Midland Region specifically states the following:

“... the zoning of land and planning permission alone, do not necessarily guarantee delivery and population growth in accordance with projected, targeted timeframes. Therefore, in planning for future growth, it will be important for planning authorities to set out and monitor the service capacity and likely rate of completion of development on zoned lands, both brownfield and greenfield as well as elsewhere, having regard to local conditions and trends.”

In this respect, we note that population projections and associated zoned land supply are often considered to be maximum numbers to be allowed through the planning system rather than being a minimum effective supply to maintain sustainable levels of growth. Should housing allocation figures be

taken as a maximum by Local Authorities, housing supply could be severely constrained, as longstanding market barriers and on-site constraints are often not adequately considered in the conversion rates of permitted housing to completed and occupied units.

In a review of the annual returns by the Dublin Housing Task Force (Department of Housing, Planning and Local Government) over the last 4 years, recent trends suggest that the average estimated conversion rate for residential units permitted, is in the region of 25%. Therefore, in order to deliver the number of completed and occupied units required in a given area, approximately three times as many units will need to be permitted to ensure adequate delivery of housing supply. By extension, this has obvious connections with the provision of zoned land to ensure adequate availability of residential sites.

We respectfully request the Planning Authority to have regard to the above in the next stage of the Development Plan process by ensuring that the accuracy as well as the basis of the population projections are fully considered, accurately presented and set out in the Draft Plan and that the zoning of well placed, infill/brownfield lands in close proximity to public transport services is identified in the next stage of the plan making process.

Key Summary of the National Policy Mandate

The National Planning Framework signals a shift in Government policy towards **securing more compact and sustainable urban development, which requires at least half of new homes within Ireland’s cities to be provided within the existing urban envelope.**

National policy further supports and reinforces **the need for urban infill residential development in close proximity to quality transport routes and within existing urban areas.**

The Racefield site is considered underutilized and constitutes a brownfield site in planning terms. The Leamore site is located on a well-established residential zoned site within the settlement boundary. Given the sites’ location; proximity to public transport; and accessibility to a wide range of local services and employers, the limited range of uses permitted on the site at present is considered at odds with the national policy objectives set out above.

More specifically, the delivery of uses such as residential on these prime, infill/brownfield, underutilised sites, in our considered view would be consistent with the policies and intentions of the National Planning Framework, Rebuilding Ireland and Regional Spatial and Economic Strategy.

We would respectfully request that Wicklow County Council would consider this before adopting the final Plan.

DRAFT WICKLOW COUNTY DEVELOPMENT PLAN 2021-2027 LEVEL 6 SMALL TOWN PLANS (TYPE 2)

Housing and Population Projections

Newcastle is considered a Level 6 settlement, designated as a ‘Small Towns Type 2’ with moderate local service and employment functions. These settlements range in size (as per the last Census of population 2016) from c. 200 to 1,100 persons. As referred to in Chapter 4 the Draft Plan, the catchment of Greystones extends to Newcastle. Newcastle is considered a small town with moderate local service and employment functions.

We note from the outset that population and housing targets are combined across Level 6 towns, which is a departure from the previous Development Plan, as illustrated in Figures 8 and 9 below. **We welcome clarity on this change and the implication of same on each Level 6 town.**

Table 2.9 Other Wicklow Settlements – Housing and Zoning Requirements

Future Plan Type	Settlement	Population 2011	Housing Stock 2011	Core Strategy Population Allocation 2022	Total Housing Unit Requirement 2022	Housing Unit Growth Requirement 2011-2022	Housing Unit Growth Requirement + headroom ⁸	Housing Yield of proposed zoned land ⁹	Shortfall/ Surplus (UNITS)
Level 5 Town Plan	Ashford	1,484	531	2,675	1,182	651	858	858	Balance
Level 5 Town Plan	Aughrim	1,315	592	1,758	777	185	278	287	Balance *
Level 5 Town Plan	Baltinglass	1,786	769	2,572	1,136	367	521	521	Balance
Level 5 Town Plan	Carnew	1,145	491	1,698	750	259	365	365	Balance
Level 5 Town Plan	Dunlavin	793	313	2,134	943	630	840	840	Balance
Level 5 Town Plan	Enniskerry	1,940	642	2,302	1,017	375	470	470	Balance
Level 5 Town Plan	Tinahely	956	419	1,308	578	159	231	231	Balance
Level 6 Settlement Plan	Avoca	717	282	835	369	87	120	120	Balance
Level 6 Settlement Plan	Donard	179	92	257	114	22	37	37	Balance
Level 6 Settlement Plan	Kilmacanogue	799	277	897	396	119	151	151	Balance
Level 6 Settlement Plan	Newcastle	817	313	1,065	471	158	211	211	Balance
Level 6 Settlement Plan	Roundwood	780	326	1,052	465	139	195	195	Balance
Level 6 Settlement Plan	Shillelagh	426	200	571	252	52	83	83	Balance

Figure 8 –Housing Allocations (CDP 2016-2022)

Table 3.7 Wicklow Settlement / Aggregate Settlement Housing Targets 2016-2031

Level	Settlement	Housing Stock 2016	Housing Stock Growth Target 2016-2031 ⁶	Housing Units completed post 2016	Further Housing Unit Growth Target up to 2031
1	Bray	11,232	5,062	165	4,897
2	Wicklow - Rathnew	5,456	2392	650	1,742
3	Arklow	5,406	1221	165	1,056
	Greystones - Delgany	6,766	1953	875	1,078
	Blessington	1,914	519	5	514
4	Baltinglass	903	195	46	149
	Enniskerry	648	125	34	91
	Kilcoole	1,451	287	97	190
	Newtownmountkennedy	1,222	882	250	632
	Rathdrum	669	331	132	199
5	Ashford	2,390	515	255	260
	Aughrim				
	Carnev				
	Dunlavin				
	Tinahely				
6	Avoca	1,534	218	46	172
	Donard				
	Kilmacanogue				
	Newcastle				
	Roundwood				
	Shillelagh				
7-10	Villages / clusters Open countryside	15,395	1249	510	739
	Total	54,986	14,949	3,230	11,719

Figure 9 – Housing Allocations (Draft CDP 2021-2027)

The Draft Plan states “The scale of new residential development should be in proportion to the scale, pattern and grain of the existing settlement. **Expansion should be commensurate within the existing settlement structure and should proceed on the basis of a number of well-integrated sites including infill sites within and around the settlement centre** rather than focusing on one very large site. No one development should increase the existing housing stock by more than 10%.”

“The settlements in Level 6 shall be identified for modest growth and shall absorb demand for new housing from inside and outside the County subject to the provisions of Objective CPO 6.2 of Chapter 6 of the County Development Plan,” relating to occupancy controls.

It is noted that the population actually dropped between 2011 and 2016, in the absence of any significant residential development for almost 15 years. This is in part due to issues with the Wastewater Treatment Plant. We refer to Figure 10 below for more information.

The Office of the Planning Regulator, in their assessment of the Development Plan Issues Paper stated “In the current county development plan, some level 5 and 6 tier settlements indicate the following quanta of future theoretical development potential, which in many cases would be dependent on fresh investment in enabling infrastructure.”

They go on to state: “Newcastle is a Level 6 Rural Town which recorded a minor population decrease over the 2011- 2016 census period. However, there appears to be sufficient lands zoned to increase the settlement’s population by approximately 60%.” This is based on the existing settlement boundary for Newcastle, before significant changes were made to the settlement’s residentially zoned lands.

Table 3.9 Housing development completed, underway and permitted in Co. Wicklow

Level	Settlement	Housing Units completed post 2016	Units under construction⁷	Extant permission⁸
1	Bray	165	409	876
2	Wicklow - Rathnew	650	376	481
3	Arklow	165	181	109
	Greystones - Delgany	875	1050	688
	Blessington	5	45	307
4	Baltinglass	46	50	69
	Enniskerry	34	69	88
	Kilcoole	97	23	17
	Newtownmountkennedy	250	587	11
	Rathdrum	132	137	173
5	Ashford	255	101	225
	Aughrim			
	Carnew			
	Dunlavin			
	Tinahely			
6	Avoca	46	30	109
	Donard			
	Kilmacanogue			
	Newcastle			
	Roundwood			
	Shillelagh			

Figure 10 – Completed, Constructed and Permitted Units (Draft CDP 2021-2027)

Population growth in Level 6 towns will be approximately 15% between 2016 and 2031. CSO 2016 data indicates a population of 932 for Newcastle. Taking a population growth target of 15%, this equates to 139 additional people by 2031 for Newcastle alone. Using the factor of 2.34 people per dwelling as used within the plan, this equates to an increase of 59 houses (or 42 houses based on capacity of treatment plant). However, the total housing growth for all 6 no. level 6 towns is indicated at 172 new units.

It is noted that the projections for all Level 6 towns only equate to a 13.3% increase as opposed to 15%. Upon review of the infrastructure report, this appears to be due to infrastructure constraints within a number of Level 6 Towns including Newcastle and would indicate that Newcastle has only been allocated a growth target akin to the remaining capacity within the Wastewater Treatment Plant with no allowance given for a potential upgrade of the treatment plant. .

According to 2016 CSO data, 328 households were recorded in Newcastle. Applying the 10% restriction (no one development should increase the existing housing stock by more than 10%), this equates to approximately 33 new units up to 2031. It is unclear if the Draft Plan includes live applications whereby the quantum of units could exceed this figure. Application Ref. 20/298 (ABBD Development Limited – 35 units refers).

Table 2 Level 6 Population Target 2031

Level	Settlement	Population 2016	Population 2031
6	Avoca	3,835	4,345
	Donard		
	Kilmacanogue		
	Newcastle		
	Roundwood		
	Shillelagh		

Table 3 Level 5 Housing Unit Target 2031

Level	Settlement	Housing Stock 2016	Housing Stock Growth Target 2016-2031	Housing Units completed post 2016	Further Housing Unit Growth Target up to 2031
6	Avoca	1,534	218	46	172
	Donard				
	Kilmacanogue				
	Newcastle				
	Roundwood				
	Shillelagh				

Figure 11 – Population and Housing Targets (Draft CDP 2021-2027)

Infrastructure

Newcastle is currently served by a Waste Water Treatment Plant located at Leamore. The capacity of the treatment plant is 1,000 population equivalent (PE) with a current loading of c. 900 PE; therefore capacity for new development is limited and this appears to have dictated the growth target being allocated to Newcastle which appears to be lower than that provided to other Level 6 towns, albeit this is not entirely clear given the way the information has been presented.

That said, this approach appears to have been taken based on the following extract:

“Only locations that are already served, or have committed investment to enhance water and wastewater infrastructure shall be identified for new development”.

While this approach is in line with the guidance provided, it fails to take into account the potential for privately funded infrastructure upgrades for smaller infrastructure projects. Clearly an upgrade equivalent to that taking place with the Arklow Wastewater Treatment Plant or similar requires significant public funding. However, the upgrade of the key piece of infrastructure in this instance being the Newcastle Wastewater Treatment Plant is capable of being funded privately by Ardale as part of the development of the Racefield and Leamore sites. It does not need to be part of Irish Water or WCC’s infrastructure investment programmes.

Ardale have been working closely with both Irish Water and Wicklow County Council’s Transportation, Water and Emergency Services Section on this basis for the last 24 months. The proposed upgrade specification and indicative costings showing the upgrade is achievable on the existing site and is feasible

have been reviewed by both parties and the general principle of the proposal is accepted. We refer to Eoghan Forristal in Wicklow County Council who can provide details in this regard.

The next step is for Ardale to enter into a Project Works Services Agreement with Irish Water to commence the process.

The final capacity of the upgrade is to be determined but will be lower than initially envisaged due to the density clarifications from the minister and the proposed changes outlined in the County Development Plan.

Phasing

We refer to the following extract of the Draft Plan with regards to the phasing of development:

*“It is an objective of the Council that development is undertaken in **an orderly and sustainable manner**. The development of zoned land should generally be phased in accordance with the **sequential approach**:*

- *Development should **extend outwards from the primary area with undeveloped land closest to the core and public transport routes** (where applicable) being given preference; this will normally correspond to the ‘secondary area’. ‘Leapfrogging’ to peripheral areas, such as the outer edge of the secondary area or the tertiary zone should be avoided.*
- *A strong emphasis should be placed on **encouraging infill opportunities and better use of under-utilised lands**.*
- ***Areas to be developed should be contiguous to existing developed areas.***

Only in exceptional circumstances should the above principles be contravened, for example, where a barrier to development is involved. Any exceptions must be clearly justified by local circumstances and such justification must be set out in any planning application proposal.”

It is noted at this point that the Eastern and Midlands Regional Assembly, in their submission on the Draft Plan noted the following *“The Assembly also welcomes the statement in the Core Strategy that all of the targeted growth in Levels 5-9 can be accommodated within the existing built up footprint of these settlements, which will support achievement of compact sustainable growth.”*

The Assembly go onto state that residential development should promote compact growth. A sequential approach should be applied to development with a focus on town centre and infill/brownfield sites as part of a ‘Tiered approach to land zoning’ as set out in the NPF.

The tiered approach to land zoning having regard to the redrawn settlement boundary in Newcastle has, in our professional opinion not been applied appropriately. The two tertiary sites identified to the east and south east of Newcastle are further removed from the village core than the subject site at Racefield.

The Draft Plan describes the sequential approach as follows:

Principle 4: Sequential approach

The priority locations for new residential development will be:

- | | |
|------------|---|
| Priority 1 | In the designated 'town' and 'village' / 'neighbourhood centres' or 'primary zone' through densification of the existing built up area, re-use of derelict or brownfield sites, infill and backland development. In doing so, cognisance will be taken of respecting the existing built fabric and residential amenities enjoyed by existing residents, and maintaining existing parks and other open areas within settlements. |
| Priority 2 | Strategic Sites as identified by the RSES and associated MASP |
| Priority 3 | Infill within the existing built envelope of the town, as defined by the CSO Town boundary |
| Priority 4 | Where a need for 'greenfield' residential development is identified, the 'two-tier approach' to land zoning as set out in the NPF will be taken i.e. |

Tier 1 Serviced Zoned Land is described in the Draft Plan as follows:

- *This zoning comprises lands that are able to connect to existing development services, i.e. road and footpath access including public lighting, foul sewer drainage, surface water drainage and water supply, for which there is service capacity available, and can therefore accommodate new development.*
- *These lands will generally be positioned within the existing built-up footprint of a settlement or **contiguous to existing developed lands**. The location and geographical extent of such lands shall be determined by the planning authority at a settlement scale as an integral part of the plan-making process and shall include assessment of available development services.*
- *Inclusion in Tier 1 will generally require the lands to be within the footprint of or spatially sequential within the identified settlement.*

Tier 2 Serviceable Zoned Land described in the Draft Plan as follows:

- *This zoning comprises lands that are not currently sufficiently serviced to support new development but have potential to become fully serviced within the life of the plan i.e. the lands are currently constrained due to the need to deliver some or all development services required to support new development, i.e. road or footpath access including lighting, foul sewer drainage, surface water drainage, water supply and/or additional service capacity.*
- *These lands may be positioned within the existing built-up footprint of a settlement, or contiguous to existing developed lands or to tier 1 zoned lands, where required to fulfil the spatially sequential approach to the location of the new development within the identified settlement.*
- *The potential for delivery of the required services and/or capacity to support new development must be identified and specific details provided by the planning authority at the time of publication of both the draft and final development or area plan.*

This infrastructural assessment must be aligned with the approved infrastructural investment programme(s) of the relevant delivery agency(ies), for example, Irish Water, or be based on a written commitment by the relevant delivery agency to provide the identified infrastructure within a specified timescale (i.e. within the lifetime of the plan). The planning authority may also commit to the delivery of the required and identified infrastructure in its own infrastructural investment programme (i.e. Budgeted Capital Programme) in order to support certain lands for zoning.

As set out in the NPF, lands that cannot be serviced during the life of a development or area plan by reference to the infrastructural assessment of the planning authority cannot be categorised as either Tier 1 lands or Tier 2 lands per the above and therefore are not developable within the plan period. Such lands should not be zoned for development or included within a development plan core strategy for calculation purposes.

In response to the above, It is noted that both the Racefield and Leamore sites are included in the CSO 2016 settlement boundary, as illustrated in Figure 12 below. As per Appendix 9 of the Draft Plan, Newcastle is considered a Tier 1 settlement.



Figure 12 – CSO Settlement Boundary for Newcastle 2016

It is considered that the objectives relating to phasing of development have been completely ignored when the settlement boundary was redrawn and the associated land-use zoning designations were amended for Newcastle.

We conclude that there is no barrier to development at the subject sites. The Racefield site represents the only partially complete development site within Newcastle. The overall development site stalled due to the economic downturn. However, 12 no. units are fully constructed and occupied, the entrance is fully constructed and Irish Water infrastructure is in place and operational. The existing road and water infrastructure could readily accept a modest infill residential development.

SUGGESTED ADDITIONS TO THE DRAFT PLAN

Zoning

Having reviewed the Draft Plan, we conclude that the Racefield site, by virtue of its compliance with the secondary development area zoning objectives, proximity to the village core / primary development area and services nearby, existing road and services infrastructure provided by the unfinished Racefield development, should be re-zoned as a secondary development area. This rezoning would assist in consolidating the village core.

In addition to reversing the decision to de-zone the Racefield site, our client welcomes the introduction of a specific objective of Section 47 Agreement restricting development until the upgrade works are carried out on the Newcastle Waste Water Treatment Plant. A specific objective could read as follows:

“No development shall take place until the upgraded Newcastle Waste Water Treatment Plant has been commissioned.”

Similarly, we ask that the Leamore site is returned to its tertiary zoning.

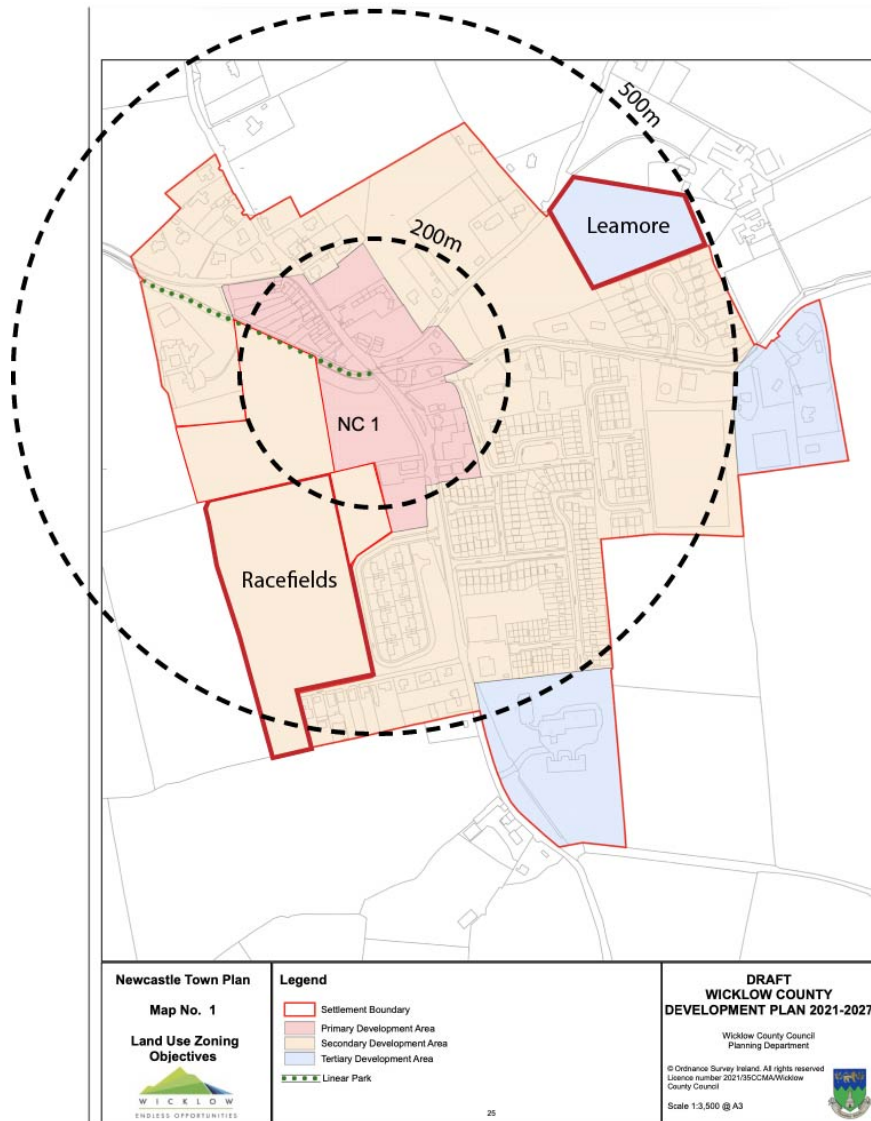


Figure 13 – Proposed Zoning Map

Housing and Population Allocation

No new development has taken place in Newcastle on account of infrastructural deficiencies. In the absence of any meaningful development in the past 15 years, we submit that additional headroom of 30% new units should be included in the Plan up to 2031.

Proposed Development at Racefield

In accordance with Chapter 6 of the Draft Plan, the proposed residential density of the Racefield site shall be in the region of 15 units per hectare.

- *Centrally located sites: 30-40+ units per hectare*
- *Edge of Centre sites: 20-35 dwellings per hectare*
- *Edge of small town – less than 15-20 dwellings per hectare.*

We refer the Planning Authority to the sample sketch in Figure 14 below which demonstrates the approximate allocation of residential development an open space in the context of existing residential development at Racefield to the east and Oaklawn View to the south.

Our client envisages a modest residential infill development for the Racefield site, in keeping with the established character and pattern of development on the adjoining lands. We would be happy to limit the density of the site to 15 units per hectare and invite the Planning Authority to refer to same in the Plan.



Figure 14 – Sketch Layout of Racefield Site with indicative density shown

CONCLUSION

Having regard to the above, it is considered that the centrally located sites near the village centre provide an opportunity to create residential development near local services and facilities.

The Racefield site is considered underutilized and constitutes a brownfield site in planning terms, proximate to the existing housing to the east. Given the sites location; proximity to public transport; and accessibility to a range of local services and facilities, the de-zoning from the settlement boundary contradicts national policy for compact urban living. Completion of the existing estate permitted under Ref. 04/73 and revised under Refs. 05/3048 and 05/4039 would help to consolidate the village core and secondary areas.

The development of Racefield would follow a sequential approach from the village centre/primary development area, as advocated by National and Local Planning Policy.

Having regard to the established residential zoning of both Racefield and Leamore sites, we respectfully request that Wicklow County Council reconsider the sites' de-zoning before formalising the settlement boundary for Newcastle.

The restriction on development as a result of the de-zoning and resultant loss of capital arising from development contribution levies will stifle any form of utility or road upgrade works. The private funding of the upgrade of the treatment plant is not feasible if our clients lands are de-zoned and excluded from the settlement boundary. The need for private investment is wholly justified, provided the decision to de-zone the subject sites is reversed.

Wastewater upgrade works will unlock the development potential of up to 1500-1700 pe. Our client is willing to engage with the Local Authority in relation to these upgrade works and funding of same.

Notwithstanding the above, we contend that a balance of residential development and wastewater capacity upgrade works can be achieved that creates a sustainable population and housing allocation for Newcastle.

The Planning Authority is aware that a project services works agreement with Irish Water is imminent. Our client has engaged with representatives of Irish Water and Wicklow County Council prior to lodgement of this submission. We refer to the appended correspondence from Irish Water for more information.

We, Brock McClure, as agents acting for our client Ardale Property Group, request that all correspondence be directed to this office at 63 York Road, Dun Laoghaire, Co. Dublin.

Appendix A – Existing Site Condition - Racefield







Appendix B – Correspondence from Irish Water

Monday, August 30, 2021 at 10:40:45 Irish Standard Time

Subject: FW: Newcastle Treatment Plant
Date: Thursday, 26 August 2021 at 17:52:34 Irish Standard Time
From: Sam Buck
To: Majella Quinn

From: Paddy O'Flaherty <paoflaherty@water.ie>
Sent: 26 August 2021 15:24
To: Sam Buck <sbuck@ardaleproperty.com>
Subject: RE: Newcastle Treatment Plant

Sam

I can confirm that Irish Water are in the early stages of identifying the scopes of works required associated with PWSA for this area. Once this is clearly identified we will re-engage with the developer.

Regards

Paddy O' Flaherty

Developer Liaison Specialist– Connections & Developer Services

Uisce Éireann

Teach na hAbhann Móire, Páirc Ghnó Mhala, Mala, Contae Chorcaí, Éire

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Irish Water
 PO Box 448,
 South City
 Delivery Office,
 Cork City.

www.water.ie

10 March 2021

Re: CDS21001212 pre-connection enquiry - Subject to contract | Contract denied

Connection for Multi/Mixed Use Development of 166 unit(s) at Greenfield Site, At Newcastle, Co. Wicklow

Dear Sir/Madam,

Irish Water has reviewed your pre-connection enquiry in relation to a Water & Wastewater connection at Greenfield Site, At Newcastle, Co. Wicklow (the **Premises**). Based upon the details you have provided with your pre-connection enquiry and on our desk top analysis of the capacity currently available in the Irish Water network(s) as assessed by Irish Water, we wish to advise you that your proposed connection to the Irish Water network(s) can be facilitated at this moment in time.

Strategic Housing Development

Irish Water notes that the scale of this development dictates that it is subject to the Strategic Housing Development planning process. Therefore:

- A. In advance of submitting your full application to An Bord Pleanála for assessment, you must have reviewed this development with Irish Water and received a Statement of Design Acceptance in relation to the layout of water and wastewater services.
- B. You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed and appropriate connection fee paid at a later date.
- C. In advance of submitting this development to An Bord Pleanála for full assessment, the Developer is required to have entered into a Project Works Services Agreement to deliver investigations to confirm the available capacity and to determine the full extent of any upgrades which may be required to be completed to Irish Water infrastructure.

SERVICE	OUTCOME OF PRE-CONNECTION ENQUIRY <u>THIS IS NOT A CONNECTION OFFER. YOU MUST APPLY FOR A CONNECTION(S) TO THE IRISH WATER NETWORK(S) IF YOU WISH TO PROCEED.</u>
Water Connection	Feasible Subject to upgrades
Wastewater Connection	Feasible Subject to upgrades

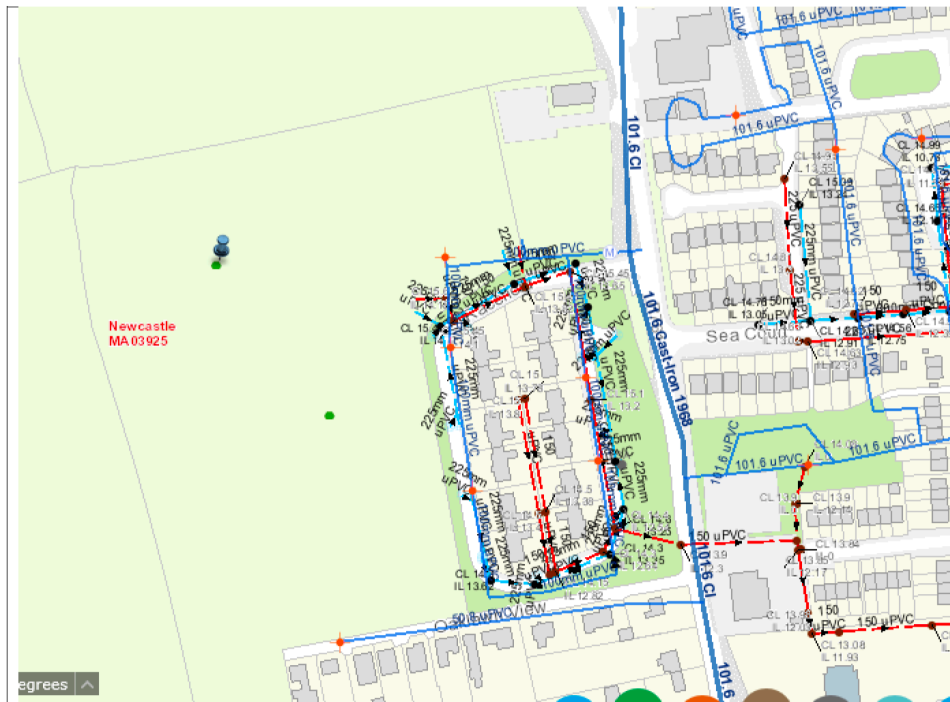
Stúirthóirí / Directors: Cathal Marley (Chairman), Niall Gleeson, Eamon Gallen, Yvonne Harris, Brendan Murphy, Maria O'Dwyer
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin 1, D01 NP86
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SITE SPECIFIC COMMENTS	
Water Connection	Water: Upgrades to the Irish Water Network are required to serve this development – circa 400m of new 150mm ID pipe main to replace the existing 4" cast iron watermain. At connection application stage, further modelling including pressure and flow surveys will be required to ascertain if a further (approximately) 1000m of 4" cast iron watermain may also require upgrading to 150mm.
Wastewater Connection	To connect this development to Irish Water's Wastewater network significant upgrades are required. This includes approx. 280m of new 225mm foul sewer.
<p>The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this development shall comply with the Irish Water Connections and Developer Services Standard Details and Codes of Practice that are available on the Irish Water website. Irish Water reserves the right to supplement these requirements with Codes of Practice and these will be issued with the connection agreement.</p>	

The map included below outlines the current Irish Water infrastructure adjacent to your site:



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Whilst every care has been taken in its compilation Irish Water gives this information as to the position of its underground network as a general guide only on the strict understanding that it is based on the best available information provided by each Local Authority in Ireland to Irish Water. Irish Water can assume no responsibility for and give no guarantees, undertakings or warranties concerning the accuracy, completeness or up to date nature of the information provided and does not accept any liability whatsoever arising from any errors or omissions. This information should not be relied upon in the event of excavations or any other works being carried out in the vicinity of the Irish Water underground network. The onus is on the parties carrying out excavations or any other works to ensure the exact location of the Irish Water underground network is identified prior to excavations or any other works being carried out. Service connection pipes are not generally shown but their presence should be anticipated.

General Notes:

- 1) The initial assessment referred to above is carried out taking into account water demand and wastewater discharge volumes and infrastructure details on the date of the assessment. **The availability of capacity may change at any date after this assessment.**
- 2) This feedback does not constitute a contract in whole or in part to provide a connection to any Irish Water infrastructure. All feasibility assessments are subject to the constraints of the Irish Water Capital Investment Plan.
- 3) The feedback provided is subject to a Connection Agreement/contract being signed at a later date.
- 4) A Connection Agreement will be required to commencing the connection works associated with the enquiry this can be applied for at <https://www.water.ie/connections/get-connected/>
- 5) A Connection Agreement cannot be issued until all statutory approvals are successfully in place.
- 6) Irish Water Connection Policy/ Charges can be found at <https://www.water.ie/connections/information/connection-charges/>
- 7) Please note the Confirmation of Feasibility does not extend to your fire flow requirements.
- 8) Irish Water is not responsible for the management or disposal of storm water or ground waters. You are advised to contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges
- 9) To access Irish Water Maps email datarequests@water.ie
- 10) All works to the Irish Water infrastructure, including works in the Public Space, shall have to be carried out by Irish Water.

If you have any further questions, please contact Patrick O'Neill from the design team on 01 89 25250 or email patoneil@water.ie For further information, visit www.water.ie/connections.

Yours sincerely,



Yvonne Harris

Head of Customer Operations



Matteo Iannucci
4th Floor Adelphi Plaza
Upper George's Street
Dun Laoghaire,
Dublin
A96T927

27 February 2020

Dear Matteo Iannucci,

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Irish Water
PO Box 448,
South City
Delivery Office,
Cork City.
www.water.ie

**Re: Connection Reference No CDS19008705 pre-connection enquiry -
Subject to contract | Contract denied**

Connection for Housing Development of 40 unit(s) at Sea Road, Newcastle, Co. Wicklow.

Irish Water has reviewed your pre-connection enquiry in relation to a water connection at Sea Road, Newcastle, Co. Wicklow.

Based upon the details that you have provided with your pre-connection enquiry and on the capacity currently available in the network(s), as assessed by Irish Water, we wish to advise you that, subject to a valid connection agreement being put in place, your proposed connection to the Irish Water network(s) can be facilitated.

Water:

Connection feasible subject to approx. 150 metres Watermain extension from the Irish Water network to the site boundary.

Wastewater:

Connection is currently feasible however there is limited headroom in the Newcastle WWTP. Therefore if there is a time-lag in applying for a connection application there maybe constraints when seeking connection. Should this occur it may be possible to grant connection for a limited number of units without upgrade works.

All infrastructure should be designed and installed in accordance with the Irish Water Codes of Practice and Standard Details. A design proposal for the water and/or wastewater infrastructure should be submitted to Irish Water for assessment. Prior to submitting your planning application, you are required to submit these detailed design proposals to Irish Water for review.

You are advised that this correspondence does not constitute an offer in whole or in part to provide a connection to any Irish Water infrastructure and is provided subject to a connection agreement being signed at a later date.

A connection agreement can be applied for by completing the connection application form available at **www.water.ie/connections**. Irish Water's current charges for water and wastewater connections are set out in the Water Charges Plan as approved by the Commission for Regulation of Utilities.

If you have any further questions, please contact Allan Hannon from the design team on 01 89 25318 or email ahannon@water.ie. For further information, visit www.water.ie/connections.

Stiúrthóirí / Directors: Cathal Marley (Chairman), Niall Gleeson, Eamon Gallen, Yvonne Harris, Brendan Murphy, Maria O'Dwyer
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Yours sincerely,

Maria O'Dwyer

Connections and Developer Services

