

19th May 2022

Forward Planning
Wicklow County Council
Station Road
Wicklow Town
A67 FW96

**Re: Draft Wicklow County Development Plan 2021-2027 – PROPOSED AMENDMENTS
SUBMISSION re AMENDMENT V1-41**

Dear Sir or Madam,

We have reviewed the proposed amendments to draft County Development Plan 2021 – 2027 and invite the Council Members to consider this submission in respect of Amendment V1-41 that states as follows:

Section 11.3 Tourism & Recreation Objectives

Accommodation

CPO 11.XX : To resist consent for change of use of purpose built holiday homes to permanent residential use unless it can be demonstrated that the development would comply with relevant design standards for permanent occupation, as well as the development objectives including occupancy controls where applicable for that location, whether town, village or rural area.

It is submitted that this proposed amendment should be expanded to address holiday home schemes i.e. multiple unit developments, that are no longer viable and thus should be given more favourable consideration for permanent residential use. Modest renovation and conversion works would easily enable vacant, underutilised and commercially unviable holiday home schemes to be repurposed as private dwellings. This would be a sustainable conversion or change of use that would quickly increase the County's housing stock without consuming additional greenfield land, which is a non-renewable resource. The following revision is recommended to the Council:

Section 11.3 Tourism & Recreation Objectives

Accommodation

*CPO 11.XX : To resist consent for change of use of purpose built holiday homes to permanent residential use unless it can be demonstrated that the development would comply with relevant design standards for permanent occupation, as well as the development objectives including occupancy controls where applicable for that location, whether town, village or rural area. **Where it can be further demonstrated that holiday home schemes are no longer commercially viable and the tourism use has effectively ceased, the Council shall set aside occupancy controls.***

Consistent with Government policy, the Council is required to investigate every possible measure to increase housing provision. The sustainable re-purposing of holiday home schemes would be a highly effective and efficient delivery of housing in the County. The alternative is for holiday home schemes to remain vacant, which is a waste of building especially as young people and families are desperate for housing.

The Council is therefore invited to approve proposed amendment V1-41 with the additional proviso relating to holiday home schemes.

Please acknowledge receipt of this submission.

Regards,



Raymond O'Malley

Kieran O'Malley & Co. Ltd.

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