

**Councillor Derek Mitchell** , Cathaoirleach, Wicklow County Council,  
Kiltoorish, Manor Avenue, Greystones, Co. Wicklow.  
Phone/Fax 01-2874115(H), 087-2574969, 30th January 2017

Planning Section  
Wicklow County Council,

Dear Sirs,  
**16/1412 Cairn Homes Charlesland**

I am objecting to this planning application and enclose a cheque for €20.

The development is part of the zoned Action Plan 7 and this application covers only 8 ha of the 29 ha Action Plan Area. It is not possible to assess how it conforms to the plan therefore. The planning application does not refer to AP7 only to the land being zoned R22. The AP is :

- **10.8 AP7: CHARLESLAND ACTION PLAN** This action plan is located at Charlesland, on a site approximately 29ha in size. This area shall be developed for a mix of uses including residential, employment and schools, in accordance with the following: *f* Approximately 16ha to be developed for residential use. *f* The reservation of 1.6ha for a new primary school and 4.86ha for a new post primary school. The land take for the school development shall be subject to the agreement of the Department of Education and Skills. A reduced land take for schools could be accommodated, subject to the agreement of the Department. At least 6.61ha to be provided for employment uses. *f* Subject to there being a need for a site for a new Garda station at Charlesland, a site shall be reserved for a Garda station, to be provided in consultation with the Department of Justice, Equality and Defence. *f* A community enterprise centre of c. 8,000m<sup>2</sup>, which shall include a start up facility of c. 2,800m<sup>2</sup> which shall be handed over to an appropriate community enterprise organisation. *f* Provide public transport facilities, including bus / coach parking facilities at an appropriate location.

This application does not provide for an enterprise Centre, nor 6.6 ha for employment, nor public transport facilities, nor a Garda Station site. It is not in conformity with the a Action Plan and thus the Development Plan. Traffic and other aspects need to be considered from the whole AP but have only considered the traffic from these houses. These must all be planned and the commitment to build the Enterprise Centre first adhered to.

### **Employment uses, Enterprise Centre, Community Enterprise Centre.**

Greystones is very short of employment and no units are being constructed or planning permission applied for. The only other employment site, about 20 ha in the Charlesland area has been owned by the IDA for over 30 years and while they have produced excellent plans at intervals over this extended period they have not developed it (except for 1 employer with a small number of staff). Many businesses want space, including expanding, but none is available in the town in spite of a lot of land being zoned for employment. Because of this the Council zoned Charlesland for 29ha of commercial space and planning permission was granted in 2002 for 110,000 sq.m.

This was not built. The need for commercial space became more urgent and was identified in a 2005 paper (attached) by myself and the Chamber of Commerce who surveyed existing firms. Discussions ensued between the Commerce Group, Tony O'Neill (Council Economic Development Executive) and the developers. This official had extensive experience setting up the Arklow and Wicklow Enterprise Centres. An agreement was signed by the developers and the Council on 1/12/06 which included:

- The Department of Education has 4 years from the agreement to buy 2 ha for €2m an acre. If this is not done then the Council can purchase it for that amount or Market Value whichever is lesser. At the time €1m an acre was cheap but now it may not be. The Bord has stated that the houses next to the school must be redesigned incorporating a school entrance subject to further planning permission.
- The Department of Justice can purchase a 1 acre site for a Garda station on the same conditions as above.
- Transfer a 3,000 sq.m. site for €1, for a recycling centre, to the Council within 3 months of obtaining planning permission for the entire site.
- Develop and transfer a 3,000 sq.m. Enterprise Centre to the Council for €1 prior to any housing units being occupied.

As a direct result of this agreement the Council felt confident that Enterprise Units would be built first and rezoned some of the area for a shopping centre. The Council (07/1352) approved the development as did ABP (PL27.226988) except that the retail uses were deleted. The Enterprise units were approved. In a letter (attached) Tony O'Neill (Council Economic Development Executive) said they were a bit small, should have more parking and space to expand.

Consequently the 2013 Development Plan changed the AP to delete the retail uses and the recycling centre. As before the Council voted to continue to allow housing on the basis of the legal agreement to build the Enterprise units first.

**Enterprise units** must be included and handed over to the Community first, as described in the AP and legal agreement. The need is even more pressing now with the N11 becoming very congested. There is nowhere for a business to set up.

**Transport Facilities.** Aircoach turn busses on the road in AP7 and terminate. There are often 2 busses there. . The drivers operate an hourly service 24 hours a day and need to be able to get out, go to the toilet, have a break and turn the bus without reversing. This will be difficult when the area is developed which is why the AP has included it. This could fit in with any proposal to develop a petrol station. In addition the NTA has proposed a shuttle bus in the Transport Strategy, this will need to terminate somewhere. There is nowhere else in Greystones for these large vehicles. At least 4 spaces are needed. Greystones has a fairly high use of public transport and a bus/coach termination area is needed if there is to be a good service. In addition some tourist coaches may require layover space. Bray has a 10 approx. bay interchange at the station but there is not the space at Greystones Station.

**Schools.** A site for a Primary one is needed now and for 2 other schools later.

**Garda.** I understand that this will probably expand on its existing site so a site will not be needed here. However the Enterprise Unit site should be expanded.

In addition the previous approved plans included a pedestrian bridge across the dual carriageway and an extra left turn lane towards Kilcoole on the roundabout because of future volumes from AP7 and the IDA site. These should be provided. I also think bus pull in bays should be provided on the dual carriageway.

Sincerely

Derek Mitchell

Attached:

Review of size and facilities of Enterprise Centre. Tony O'Neill June 2007

Enterprise Centre Steering Group June 2007

Need for Enterprise Centre and survey. Chamber Commerce & Derek Mitchell June 2005