

[REDACTED]

Sent: 07 January 2020 08:02
To: 'Tessa Stewart'
Cc: Planning - Plan Review
Subject: RE: Submission to the Wicklow County Development Plan (CDP) please

A Chara,

I wish to acknowledge, with thanks, receipt of your submission regarding the County Development Plan review.

Regards

[REDACTED]
Administrative Officer
Planning Control.

From: Tessa Stewart [REDACTED]
Sent: 06 January 2020 17:11
To: Planning - Plan Review
Subject: Submission to the Wicklow County Development Plan (CDP) please

Submission re. Wicklow County Development Plan (CDP)

To: planreview@wicklowcoco.ie
From: Tessa Stewart, [REDACTED]

Dear Administrative Officer,
I am joining in with the submission template created by [REDACTED] please see below.
I addition, I would lie to raise some local issues pertinent to North Bray in more detail first. Some of them have wider implications more macro planning.

Joined up planning for new development of Fassaroe new town, with regard to Transport and Education, and links to neighboring Dun Laoighaire -Rathdown Council new developments

We were talking at the Bray consultation session about transport and education planning to be put in place in advance, so that new residents are not driving kids into Bray into an already deadlocked traffic system, with already full schools. It was explained to us that the Education department will not put in a school in advance until there are enough pupils, and that transport new for these children is not part of any plan. Once the school is up and running then the usual education Dept buses are arranged for those not living nearby.

I understand that Wicklow County Council does not have any power over these other actors, Transport and Education, however Wicklow needs a body to link with them and Dun Laoighaire -Rathdown Council over several issues in order to faillitate joined up planning for areas such as Cherrywood, and the very large residential areas being built between Shankill and Bray, at Woodbrook and Shanganagh, so that Bray does not become swamped in the interim. As I understand it Fassaroe will only start Phase 1 which may not be enough for schools provision. If Bray becomes the fall back solution for parents In Fassaroe and also the new developments on our border south of Shankill, we will have even worse gridlock in Bray than usual. Could Cherrywood be able to put in place some places for schools for these new developments? They are ahead of the pack in terms of getting enough numbers up for new schools.

Transport

Feeder buses

If not, it should be arranged that a local bus company like Finnegans who already does bus runs in Bray set up a schools feeder service into Bray, from Fassaroe, Woodbrook and Shanganah rather than have parents all drive in. In Bray the traffic is not half as bad when schools are out. A woman from Finnegans who already does bus runs in Bray says that they have no problem running more buses for schoolkids. In Bray the traffic is not half as bad when schools are out.

Transport in Wicklow

We are losing out on transport all the time here in Wicklow, regarding trains and buses. We need a new trainline going south, and more buses south. We should use public transport solutions to deal with the crowding on the N11 .

Regarding the much needed N81 for West Wicklow., again we are being badly let down by the Transport Department. Its a safety hazard, especially for cyclists who use it as a main southbound road, but also for drivers. When it is built it needs a cycle lane separate from the road.

Preserving prospects and heritage

Regarding the N11/M11 proposed development, it is important that we value our amazing heritage and prospects in this magnificent setting. The proposed routes would seriously damage the biodiversity of the area, resulting in habitat loss for Protected Species including the red-list barn-owl, yellowhammer, grey-wagtail and woodcock, a vast number of amber list birds and mammals including the red squirrel, the red deer, the pine marten, the red fox, the badger, the hedgehog, the long-eared owl and many others, and the destruction of Ancient Oak Woodland and the ancient Three Trouts Stream; ancient sites of archaeological significance such as the 5000 year old Hillforts of Downhill and Coolagad and equally ancient toll-road, and the 1750s historical Georgian LaTouche estate are at risk; The 7th Century monastic village at Delgany and the physical outline of the 12000 year old glacial valley - an untapped Culture and Heritage tourism asset are threatened. This area is important locally, nationally and globally! This is part of our world heritage.

When giving planning permission for roads and housing, prospects and heritage should be a priority.

Otherwise we get suburban housing estates built right up to the edge of significant ancient castles, like with Kindlestown Castle which is completely surrounded by an estate in Greystones/Delgany, and no-one knows it is even there. It could be part of a nearby new hiking trail if the surroundings were not so dismal. We cannot market our ancient east if we treat it so badly.

Biodiversity in the water ways,

The Swan River in Bray is example that I know. It is currently functionally dead, filled with grey sludge. For the linked greenways to function, there has to be life in them. As I understand it there may be outlets straight into the river from the pharmaceutical factories in Southern Cross, one man told me he worked there and the factory had an outlet straight into the river. Many people from Wheatfield complain about the condition of the stream as it flows through their estates, as at times it looks like milk. I have seen this myself. Also there are many of the old cottages up along the Boghall Rd that still have grey water outlets into a tributary of the Swan River. In addition another tributary has run off from the Bray Golf Club, which also reportedly has some toxic chemical run off.

Greenway

We need attention to this waterway, and if it is to be used as a planned greenway, it needs biodiversity stressed over public access and building new damaging paths. Perhaps a boardwalk might be a solution, but all dogs should be on a lead, as it is a very narrow area, and wildlife cannot escape easily. The heritage in the area is certainly outstanding, with Oldcourt Castle Tower being in good condition. However there is a Celtic cross base carved similar to the High Cross in Moone that is falling into the Swan River, and needs to be rescued.

Avenue down to Oldcourt Hous

Large old trees are part of our prospects and heritage, even when they are not a listed species. If there is a TPO then this should be honoured. I understand that Oldcourt House Avenue has been approved for an access road to a building site behind Charnwood. Some of these trees are protected, and most are magnificent. Many would need to be pulled down. This should not go ahead.

Resilience for flooding measures in rivers; sustainability

Known strategies that are not expensive exist for implementing new sustainable green river banks after river wall strengthening. The bareness of the new walls in the Dargle, as with the Dodder in Dublin, show that this is a consciousness that badly needs to be developed. Frames can be pinned onto the walls with greenery, which then eventually becomes localised.

Thank you

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Submission from shared template follows below.
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It is vital that we continue to strengthen our sustainable development planning for our future Wicklow wellbeing, especially in this time of (Wicklow) Climate and Biodiversity Emergency. Please prioritise the following principles in the upcoming plan:

Overall / Governance:

- Change the title of the CDP to the CSDP County Sustainable Development Plan. This simple step increases stakeholder awareness and signals collaborative leadership ambition.
- Set policy that all development must thoroughly assess Climate and Biodiversity impact before being given permission
- Strengthen Forward Planning / Scenario Planning for community and ecosystem resilience and well-being, e.g. 20 year plan and 100 year plan for Wicklow and the wider region
- Include indicators that can facilitate monitoring that measures wellbeing / quality of life across social and environmental dimensions and aligned with UN SDGs. Develop thorough measures of, and set targets for, Wicklow Biodiversity. This should include, as an early example, % land area under native continuous coverage forestry and protected from over-grazing (sheep and deer).

Population / Housing Planning:

- concentrate population growth in the 4 main towns and only very limited growth (10%) in villages with no car dependant isolated sprawling housing in the countryside except where essential for economic need.
- Only zone land for housing where it has access to public transport and do not build commuter housing that is car dependant
- Build estates that are pedestrian friendly with very high quality housing (low energy and low water use). Where car parking spaces are needed, locate these in one shared, separate area, not distributed beside every house.
- ensure high density housing has good access to well designed public open space
- Have more rights of way
- include guidelines for public realm in towns
- acquire (CPO) land on the edge of towns and prepare serviced sites (Co. Limerick may have good practice to study)
- Prioritise and pilot Eco-housing / Co-housing for affordable sustainable shared resource use housing and community formation
- Zone for Windfarms / Community Renewable Energy development

Urban Regeneration:

- Assertively issue & pursue Dereliction Orders and Vacant Site Levies, especially in town centres and historic buildings. Temporarily vacant premises (with good reason) should be given over to community use.

Transport:

- Plan for sustainable Wicklow Public Transport and adopt ambitious targets for increase in public transport usage and reduction in private (especially single-use commuting) transport usage

Environment / Heritage:

- Strengthen the awareness and protection of the Glen O'the Downs Nature Reserve, the jewel in the crown of Wicklow nature. Set policy to re-connect the largely-forgotten Western section of the Glen nature reserve and re-connect it to the Eastern section via a number of green bridges. Please identify the complete Three Trouts Stream River System – the ancient lifeline which created and still flows through the Glen - as a County Wicklow (Climate and Biodiversity) nature reserve and prioritise it for awareness, protection, environmental monitoring, and restoration / re-wilding wherever possible.
- Identify & zone all Wicklow River Corridors & Wetlands for Protection (Waterford last 2 County Development Plans give a good example)
- study the creation a "Land reserved for nature including Climate & Biodiversity Natural Solutions" zone type, and zone other uplands as well as the Rivers/Wetlands
- Make more use of dark sky zones and quiet zones
- Protect rivers, wetlands, trees, hedgerows and ecological networks

- consider sustainable agriculture and zone good quality soils on the edge of towns

Retail:

- There is sufficient large retail infrastructure in Wicklow. Prioritise and encourage local town- and village - centre retail and self-sufficient, resilient communities.

Economic Development:

- Establish & support Green Economy startup, co-working (satellite) and education hubs
- Sponsor CIT Wicklow (Clermont Campus) Hub to become the National Biodiversity Emergency Mitigation and Adaptation Hub and Ireland's Global Networking hub for Climate and Biodiversity Emergency Mobilization.

Yours sincerely

Tessa Stewart