



Proposed Variation No. 7 to the Wicklow County Development Plan Submission Report

Submission Details

Ref	VAR7-101440
Who Are You?	Private Individual
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Proposed Variation Parts

Topic	Part 1: Proposed Variation to town / settlement zoning maps and, where relevant, proposed new or amended site specific policy objectives.
Submission	1. Level 4: Newtownmountkennedy

Write your observations here:

Dear Sir/Madam,

I wish to make a formal objection to Proposed Variation No. 7 to the Wicklow County Development Plan 2022–2028, specifically NT1 – Monalin / Season Park Action Area (AA1), Newtownmountkennedy.

[REDACTED] I strongly object to the proposed expansion of residential zoning within AA1.

I am not opposed to appropriate development in Newtownmountkennedy. However, I object to this proposal because of its scale, the cumulative impact of existing and permitted development, and concerns regarding the capacity of local transport, education, childcare, community and essential infrastructure.

1. Scale and cumulative impact

The proposal would significantly increase development potential within AA1, including approximately:

- * 4.4 hectares changing from unzoned land to New Residential (RN);
- * 7.2 hectares changing from Strategic Land Bank (SLB) to New Residential (RN);
- * additional Active Open Space and Open Space zoning; and
- * expansion of AA1 from approximately 47 hectares to 61.3 hectares.

This should not be considered in isolation. Newtownmountkennedy is already experiencing substantial residential growth, including occupied housing, developments under construction, extant permissions and future phases.

The cumulative impact of all existing, permitted and proposed development must be assessed before additional residential zoning is adopted, particularly in relation to roads, schools, childcare, wastewater, water supply, community facilities and recreation.

2. Roads, traffic and road safety

The proposed Variation itself recognises that significant transport infrastructure is required, including a new distributor/access road linking the Roundwood Road and L-1037 and an upgrade of the L-1037.

The proposed AA1 policy states that no further development should be considered until the distributor road is completed and open for public use and the L-1037 has been upgraded to provide continuous footpaths and cycleways.

I support this principle and object to increasing residential development potential before this infrastructure is delivered.

A comprehensive cumulative traffic and road-safety assessment should consider existing, permitted and proposed development, including congestion, junction capacity, school traffic, pedestrian safety, cycling, parking, emergency access and construction traffic.

Essential infrastructure should be demonstrably funded, programmed and deliverable rather than relying on future delivery.

3. Walking and cycling

Safe pedestrian and cycling infrastructure is essential if further housing is to be considered sustainable.

The Council should demonstrate that continuous and safe walking and cycling connections will be available to serve both existing residents and the additional population. Further development should not increase car dependency because active-travel infrastructure has not yet been delivered.

4. Schools and childcare

Additional housing will create further demand for school places and childcare.

The AA1 framework itself identifies the need for land for possible school expansion, demonstrating the importance of educational capacity.

The Council should assess the cumulative demand generated by existing, permitted and proposed housing and demonstrate that sufficient school and childcare capacity can be provided alongside further residential development.

5. Community and recreational facilities

The proposal identifies requirements for active open space, sports facilities, playgrounds and community facilities.

These facilities are essential to support the proposed population growth and should be delivered alongside housing rather than significantly after it.

The Council should demonstrate that sufficient community, sports and recreational capacity will be available for both existing and future residents.

6. Impact on existing residents

The cumulative growth of the area will affect established communities, including Altidore Gardens, through increased traffic, congestion, noise, construction activity, parking pressure and demand on local services and facilities.

These impacts must be assessed across the Action Area and wider settlement rather than on an individual planning-application basis.

Existing residents should not bear the consequences of infrastructure deficits created by further development.

7. Essential infrastructure and environment

Before additional residential zoning is adopted, the Council should demonstrate sufficient cumulative capacity for water supply, wastewater treatment and collection, surface-water drainage, electricity and other essential services.

The environmental and landscape impacts should also be properly assessed, including biodiversity, mature trees and vegetation, landscape character, visual impact and the transition between residential development and the surrounding countryside.

8. Request

For the reasons above, I respectfully request that Wicklow County Council does not adopt the proposed NT1 residential zoning changes.

In particular, I object to the proposed conversion of approximately 4.4 hectares of unzoned land and 7.2 hectares of Strategic Land Bank to New Residential

zoning until the necessary transport, educational, community, recreational, utility and environmental requirements have been satisfactorily addressed.

Development should be infrastructure-led, with the necessary infrastructure secured and delivered before substantial additional residential capacity is created.

I therefore strongly object to the proposed NT1 – Monalin / Season Park changes and ask the Council to reconsider the scale of additional residential development proposed for Newtownmountkennedy.

Yours faithfully,

Agnieszka Roszak