



Draft Wicklow Rathnew Draft LAP Amendment Stage Submission - Report

Who are you:	Private Individual
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Topic

LAP - Proposed Material Amendments No 1 Submission

Submission

I have included my comments and objections in the attached letter.

Topic

LAP - Proposed Material Amendments No 26 Submission

Submission

I have included my comments and objections in the attached letter.

[File](#)

Objection to Proposed Amendment 1 & 26.pdf, 0.06MB

Richard Coady

Co Wicklow

31-03-2025

To Whom It May Concern,

Objection to Proposed Material Amendments 1 & 26 to the Wicklow & Rathnew Local Area Plan (Glebe / Fernhill Lands)

I strongly object to **Proposed Material Amendments 1 and 26** in relation to SLO-9 and the Glebe / Fernhill lands. My concerns are outlined below:

1. Rezoning of Community/Education Lands to Residential Use

I strongly object the rezoning of land previously zoned entirely as Community / Education (CE), which were intended to support essential local infrastructure needs such as schools, youth services, and other community facilities.

Changing this to residential use, even when linked to the regeneration of Fernhill House, will permanently reduce the amount of land available for public benefit, at a time of school capacity issues.

There is no clear justification for this rezoning, and I am concerned it sets a damaging precedent for how public land is managed in the county. The CE zoning should be retained in full.

2. Proposed Connectivity Between Friarshill and the R750 via Glebemount Estate

While supporting sustainable transport, the suggestion that pedestrian or cycling connectivity that is routed through Glebemount Estate is very concerning and raises several serious safety, and privacy issues in this residential area. There is no direct access between Friarshill and the R750 and the only way is through the private estate of Glebemount, which is outside the control and ownership of the landowners. There has been no consultation with residents regarding pedestrian access which is clearly defined required WCC proposed Amendment no. 2.

A. Glebemount Is Not Designed for Through-Traffic

Glebemount is a quiet, long-established residential area made up of cul-de-sacs and narrow roads designed for local access only. Introducing a public route will:

- Increase non-residential footfall and cycling traffic past private homes
- Disrupt the peaceful, family-oriented character of the estate
- Result in loss of privacy and increased noise and disturbance

B. Safety Risks for Children, Elderly Residents, and Vulnerable Road Users

The estate is home to many young families and older residents. A through-road will significantly increase unpredictable movement and pose safety risks:

- At blind corners and driveways not suited to frequent traffic
- On streets lacking dedicated pedestrian or cycling infrastructure
- Especially during peak times such as school runs

C. Parking and Traffic Congestion

Glebemount already experiences serious parking issues, with many homes relying on on-street parking. A new public route will:

- Strain limited road space
- Risk displacement or damage to parked vehicles
- Create regular conflict between residents and pass-through users

D. Impact on Amenity and Property Values

Turning the estate into a public corridor would undermine its residential nature, affect quality of life, and potentially reduce property values — particularly for homes adjacent to any proposed access points.

3. Inappropriate Scale and Density – Opposition to Three-Storey Housing

I strongly object to this proposal of a three-storey, high-density residential scheme including apartments, duplexes, and houses. This new structure will create issues and disrupt the community fabric of the Glebemount Estate for the many families that live here. This style is entirely out of character with the surrounding low-density neighbourhood, which is made up primarily of two-storey and bungalow family homes with private gardens.

- Unnecessary danger and inconvenience for young children and older residents in the estate
- Additional infrastructure, parking and safety issues from increased traffic and vehicular access
- Visually dominate the surrounding built environment with an abrupt transition in building height and scale, conflicting with the principles of proper urban design

Such a proposal fails to respect the established character, pattern, and scale of existing housing, which is a core requirement of good planning under the County Development Plan, Wicklow / Rathnew LAP and National Policy. Introducing three-storey units at the edge of a mature residential estate represents overdevelopment of the site and does not constitute proper planning or sustainable development.

4. Protection of Natural Areas (OS2) and Environmental Concerns

I welcome the commitment to protect lands zoned as OS2 and covered by a Tree Preservation Order (TPO). However, to maintain the ecological integrity of the area, I believe the following safeguards are essential:

- Any recreational development should be strictly low-impact and subject to a full ecological assessment
- The area should continue to function as a wildlife corridor and natural buffer between development and residential zones
- Any increased human activity in this area should be managed carefully to avoid long-term damage to biodiversity

Conclusion and Requests

I urge Wicklow County Council to consider the long-term impact of these amendments, particularly on existing communities, the loss of public-zoned land, and the scale of the proposed development.


The current proposal for high-density housing is very misaligned with the current design and community. It will result in overlooking, overshadowing, loss of privacy, and a significant erosion of amenity for nearby residents. Such overdevelopment on a constrained site next to an established neighbourhood represents a serious departure from good planning practice.

I request that:

- Glebemount Estate be explicitly excluded from any proposed vehicular traffic, pedestrian or cycling connectivity routes
- The rezoning of Community/Education lands be reversed, and the original CE zoning retained
- Any future proposals be subject to comprehensive public consultation, robust safety and environmental assessments, and a community-led design approach

Thank you for considering this submission.

Yours sincerely,



Richard Coady

Co Wicklow