




Draft Wicklow Town – Rathnew LAP Submission - Report

Who are you:	Private Individual
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Reference:	DWTRLAP-150541
Submission Made	November 20, 2024 3:20 PM

File

Knockrobin Planning.docx, 0.01MB

Administrative Officer
Wicklow Town – Rathnew LAP (Var 2)
Planning Dept Wicklow County Council
County Buildings, Station Road
Wicklow town A67 FW96



19/11/2024

Dear Sir / Madam,

RE: Knockrobin Adjacent to Broadlough SAC

I am writing to oppose the proposed rezoning of farmland at Knockrobin, adjacent to Broadlough Special Area of Conservation (SAC), for housing development. This submission focuses on the unique ecological, planning, and community issues associated with this location.

1. Environmental Concerns

Broadlough SAC is a designated habitat of significant ecological importance, encompassing sensitive wetlands and supporting numerous species of flora and fauna. Developing farmland in this area would:

- Impact water quality in Broadlough: Construction activities and increased runoff from impermeable surfaces pose a pollution risk to the lagoon, which is already sensitive to nutrient loading.
- Disrupt habitat connectivity: The farmland acts as a buffer and transitional zone between human activities and the protected area, providing essential foraging and shelter for species like waterfowl and otters, foxes Swans and particularly, bats.
- Increase disturbance to wildlife: Housing developments bring noise, light pollution, and human activities that disrupt the natural behavior of species within the SAC.

2. Conflicts with Land Use Principles

Rezoning this land is inconsistent with sustainable land management goals:

- Agricultural value: The farmland west of Knockrobin contributes to the local rural economy. Once lost to housing, this resource cannot be recovered.
- Greenbelt preservation: The area acts as an essential greenbelt separating Wicklow town from its natural surroundings. Removing this buffer would exacerbate urban sprawl.
- Alignment with the National Planning Framework (NPF): The NPF promotes compact growth and prioritizes the use of underutilized land within existing urban boundaries, avoiding greenfield development.

3. Planning and Infrastructure Concerns

Yours Sincerely

Garrett Kennedy