



Wicklow Town - Rathnew LAP Submission - Report

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|------------------------|-----------------------------|
| Who are you: | Private Individual |
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| Email Address: | [REDACTED] |
| Reference: | WRLAP-101055 |
| Submission Made | September 28, 2023 11:14 AM |

Topic

Compact Growth - Housing - Population Growth

Submission

I am writing to respectfully request a reconsideration of the zoning of land for residential purposes in Rathnew, our village facing unprecedented growth demands. According to the council's own projections, Wicklow Town - Rathnew is expected to accommodate approximately 1,500 new homes by 2031. However, it remains unclear whether these projections account for the ongoing development at Tinakilly Park. When we combine the potential units at Tinakilly Demesne with those already approved, Rathnew's contribution to this housing target exceeds 750 houses. This allocation appears disproportionate for our village, particularly considering the limited amenities available in Rathnew compared to Wicklow Town.

Of particular concern is the proposed development's impact on our cherished Tinakilly Avenue, a beautiful local walk enjoyed by many. The current proposal could restrict our access to this scenic route, diverting us through a newly built housing estate instead.

I strongly advocate for reconsidering the location of high-density housing. The original zoning of lands at the top of the Rocky Road for residential purposes (both R and R2) in the 2008 plans raises questions about their recent classification as a "Strategic Land Bank." See attached JPG, 'Wicklow_Lap2008-2013' for reference.

I propose that these areas be rezoned BACK to high-density housing, accompanied by an upgrade to the L5099 road. This would facilitate easier access to Wicklow Town by foot or bicycle, relieving the housing burden on Rathnew.

I believe that a more balanced approach to housing distribution, coupled with infrastructure improvements, would better serve both us, the local residents, and our community's long-term development needs.

Topic

Heritage - Biodiversity- Green infrastructure- Climate Action- Energy

Submission

I would like to strongly advocate for the extension of the conservation zone, particularly at Broadlough and its intersection with the lands at Tinakilly, in my local area. This initiative is crucial to protect numerous species of wildlife that have been displaced from their natural habitats due to the rapid expansion of housing developments in nearby fields.

Another reason to consider extending this conservation zone, effectively safeguarding it from further development, is the pressing issue of climate change. We are already witnessing the effects of increased flooding and coastal erosion, and it is imperative that we, as planners and stewards of our environment, take a long-term view. We must consider the needs and well-being of our future generations. Preserving and expanding the conservation area is a responsible step toward ensuring that our beautiful region remains intact and thriving for years to come.

Let us act now to protect the unique natural beauty of our area, safeguarding its biodiversity and

resilience in the face of climate challenges. This is a legacy we can be proud to leave for future generations.

In particular , please see attached JPG ' Conservation' where I suggest one area , marked X - be rezoned from TOURISM to Passive Open Space, and have the safety net of being included in to the Conservation Zone too.

Topic

[Infrastructure - Sustainable Movement - Transportation](#)

Submission

I'm writing to strongly oppose the proposed relief road (RIRR) that would cut through a historic avenue over 200 years old at Tinakilly. I acknowledge the importance of infrastructure, especially in addressing Rathnew's traffic concerns. However, this road proposal lacks practicality - it simply doesn't make sense. To use it, one would have to go through two sets of traffic lights and two housing estates, ending up in traffic at an inconvenient roundabout. This doesn't seem practical and makes zero sense. It originally was planned to come out much closer to the N11, and these plans were scrapped. The road now, as it is on the plans, is impractical and not fit for purpose.

In my opinion, this relief road shouldn't have been approved for its current location. I suggest rerouting it between the Rocky Road (L5099) and the M11 at Junction 18 southbound. This existing road would work much better, redirecting Wicklow traffic to the M11 and bypassing Rathnew village.

I believe we can find a solution that meets our infrastructure needs without destroying our history and environment. Please reconsider this proposal. There are very few places around Wicklow and Rathnew that offer such beauty and heritage, to destroy this avenue for a road that has been ill-conceived from day one would be a travesty

Topic

[Other topics for you to have your say on! - Environmental Assessment - Plan Implementation -Plan Delivery](#)

Submission

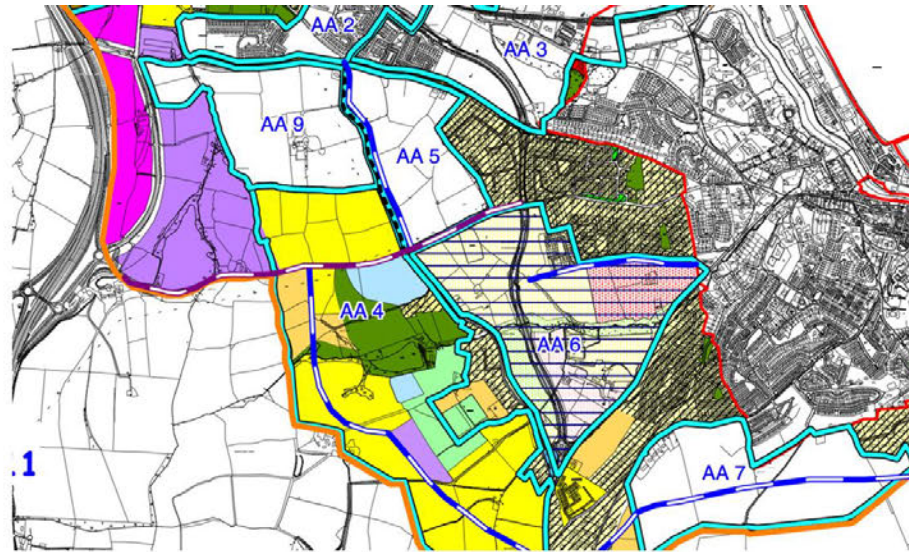
Seeking clarity on a discrepancy between local area plans as mentioned in housing application (22837) . Attached Zones_Tinakilly.jpg suggests an Area Action Plan overriding the LAP, causing confusion about land zoning changes. Clarification is essential.

File

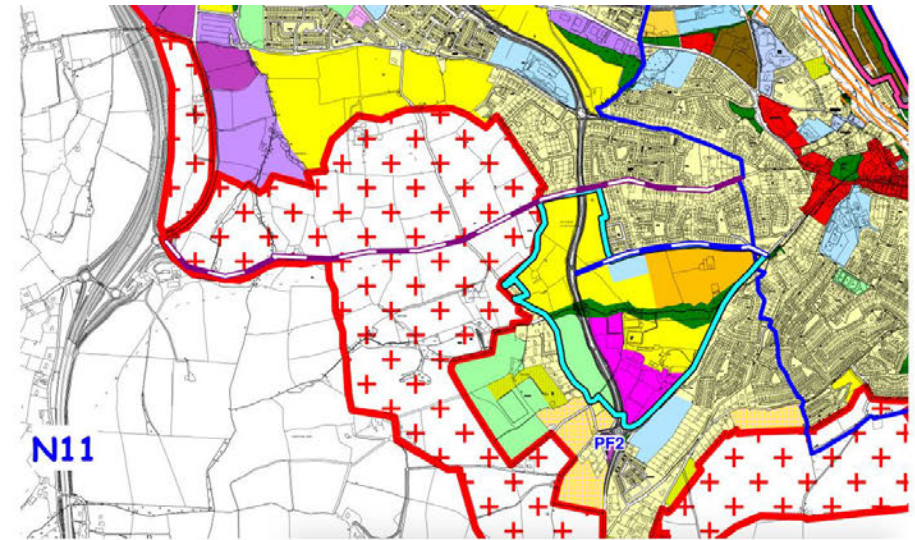
wicklow_lap2008-2013.jpg, 2.81MB

Conservation.jpg, 2.04MB

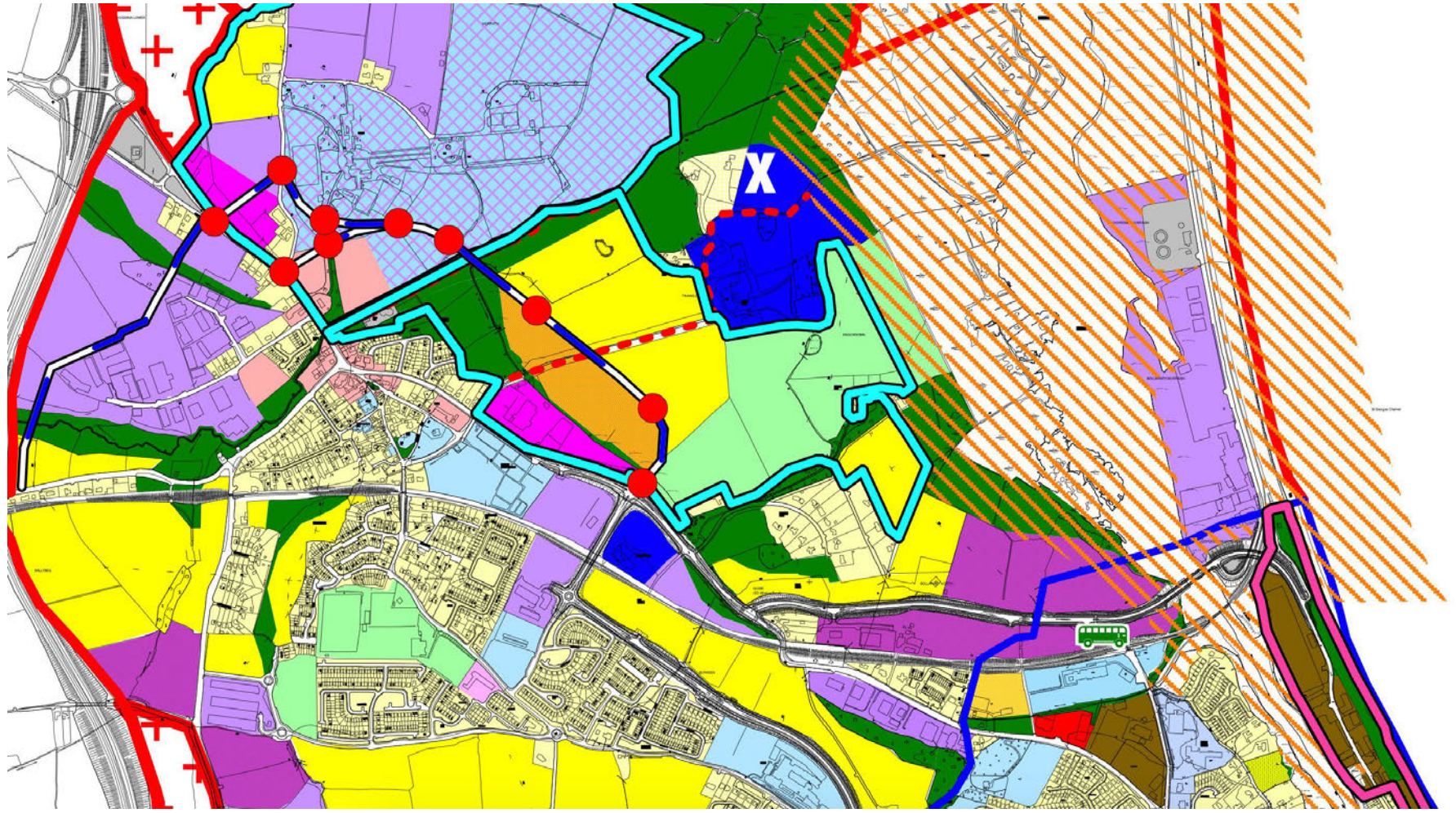
zones_tinakilly.jpg, 0.76MB



WICKLOW OTWN ENVIRONS RATHNEW LAP 2008 - 2014

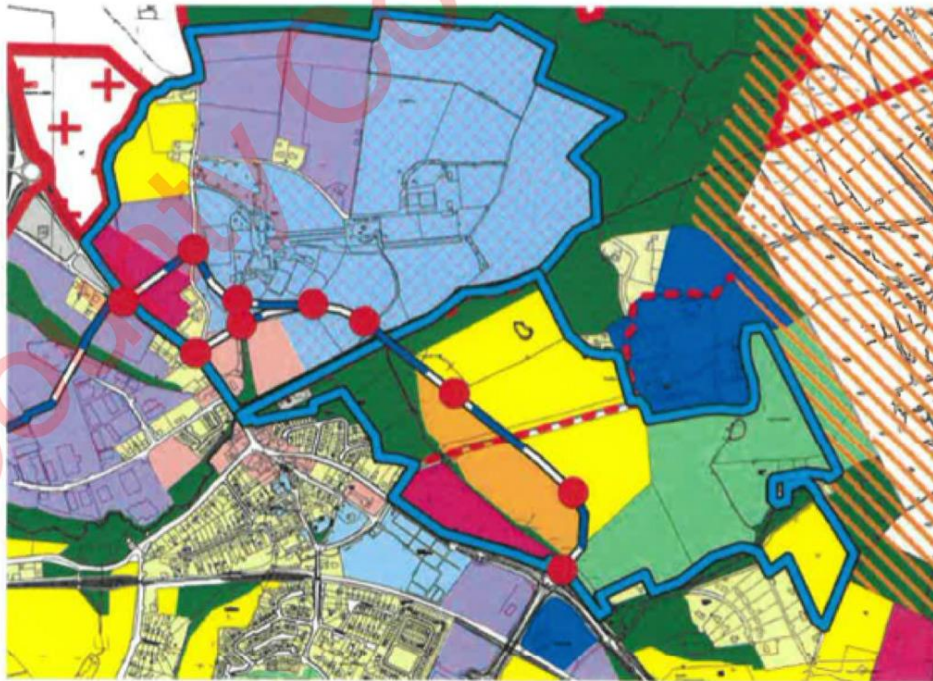


WICKLOW TOWN - RATHNEW DP 2013 -2019

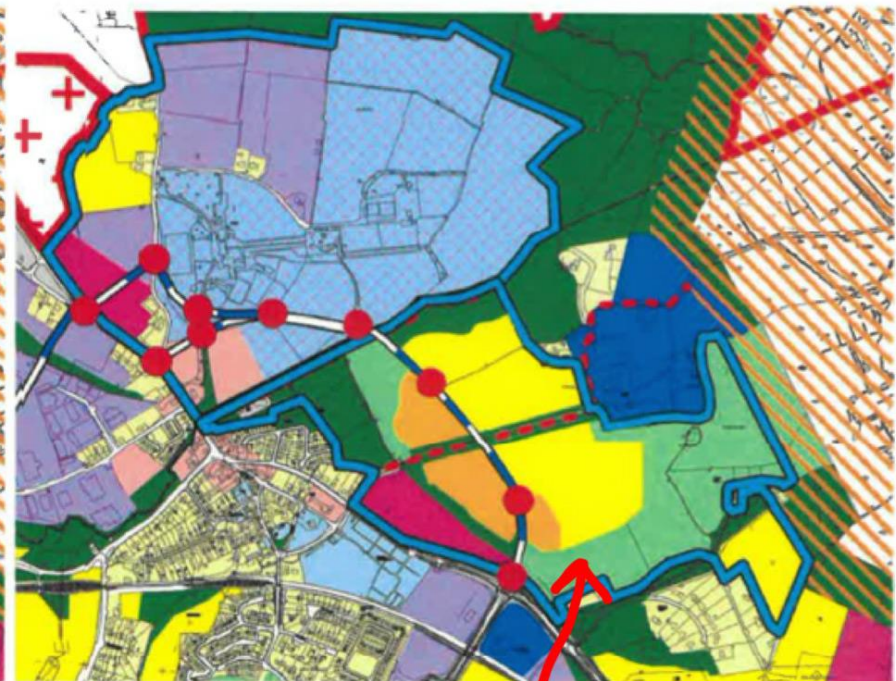


The previous zoning of the site and zoning changes submitted in the Area Action Plan approved by Wicklow County Council are shown below:

| | | | |
|--|---|---|---|
|  Zoned Residential (R1) 6.20 HA. |  Zoned Active Open Space (AOS) 8.20 HA. |  Zoned Residential (R1) 6.2 HA. |  Zoned Active Open Space (AOS) 10.93 HA. |
|  Zoned Residential (R2) 14.90 HA. |  Zoned Passive Open Space (POS) 7.45 HA. |  Zoned Residential (R2) 14.9 HA. |  Zoned Passive Open Space (POS) 4.94 HA. |



Previous Zoning



New Zoning Approved included in AAP approved by Wicklow County Council

The following matrix summarises the various zonings.

