



Draft Wicklow Rathnew Draft LAP Amendment Stage Submission - Report

Who are you:	Private Individual
Name:	Gareth Mulligan
Reference:	DWTRLAP-000045
Submission Made	March 28, 2025 5:02 AM

Topic

LAP - Proposed Material Amendments No 1 Submission

Submission

To Whom It May Concern,

Re: Objection to SLO-9 – Glebe / Fernhill House Lands

Regarding Proposed Material Amendments 1 & 26 to the Wicklow-Rathnew LAP

I wish to lodge my objection to the proposed rezoning of lands at Glebe/Fernhill House (SLO-9), where it is proposed to change the zoning from 'Community/Education' (CE) to 'New Residential' (RN1 and RN2).

My concerns are outlined below:

1. Loss of Essential Community Lands

This land was originally intended for community and educational use, which remains critically important as Wicklow continues to grow. Local schools are already under strain, and this site has been highlighted as a potential location for future educational facilities. Rezoning it for residential development now would be a step in the wrong direction.

2. Fernhill House and Its Natural Setting Must Be Protected

Fernhill House is a valuable part of the local heritage and sits within a sensitive natural setting that includes mature trees and important wildlife habitats. With careful restoration, it could become a thriving community hub — such as a youth centre, arts space, or cultural venue — that coexists with and enhances the surrounding environment. Any future use of this site should prioritise protecting both the historical character of the house and the ecological value of the land, rather than risking irreversible damage through residential development.

3. Concerns About Pedestrian/Cycle Access Through Glebemount and R750 Traffic Congestion

The idea of linking Friarshill to the R750 via a walking or cycling route may seem positive, but routing it through Glebemount Estate would create major issues. This is a quiet residential area not suited for through-traffic, and such a link could raise safety risks and lead to increased disruption for residents. Furthermore, increased residential development on this site would add to congestion on the already busy R750. In contrast, traffic associated with community or educational use can be more predictably managed around school hours or scheduled activities — helping to reduce the overall impact on local roads.

I respectfully ask that:

- The entire site remain zoned for Community/Education use.
- It continues to be considered for future school or public facility needs.
- Any proposal involving Fernhill House be community-driven and clearly defined.
- Glebemount is excluded from any future pedestrian or cycling route plans and consideration is given to traffic congestion levels with access to the R750.

This land represents one of the last real opportunities to deliver much-needed public infrastructure in Wicklow. Rezoning it for housing now would be a permanent loss to the wider community.

Sincerely,
Gareth Mulligan

Topic

LAP - Proposed Material Amendments No 26 Submission

Submission

Please see submission above

File