



Draft Wicklow Rathnew Draft LAP Amendment Stage Submission - Report

Who are you:	Private Individual
Name:	John and Deirdre Thomson
Reference:	DWTRLAP-210827
Submission Made	March 31, 2025 9:21 PM

Topic

LAP - Proposed Material Amendments No 26 Submission

Submission

[REDACTED]

[REDACTED]

28th March, 2025.

TO WHOM IT MAY CONCERN

RE: WICKLOW TOWN - RATHNEW LOCAL AREA PLAN 2025

We live at [REDACTED] and wish to make the following observations regarding the submission

made by the Delahunt Family in relation to proposed amendments to the above Plan.

We note that it is proposed to change the zoning of part of this land from CE Community / Education use to RN1 New Residential and RN2 New Residential.

We also note that for the lands that are to remain zoned as CE, it is proposed by [REDACTED] to provide an education centre / 'Forest School' in Fernhill House.

They also state that there is potential for multiple routes in and out of the site for pedestrians and cyclists. We would be opposed to anything like this being routed through Glebemount especially a pedestrian access to a "Forest School" which would most probably give rise to an increase in traffic through the cul de sacs in Glebemount in the vicinity of any new proposed access as is the case with any schools or similar type of facilities in the locality.

We feel that Fernhill House could be put to better use than this and would be more suited to something that would benefit the whole community rather than a proposal that would only be used by a small number of the population in the area. There are many clubs / associations in the town that have no premises of their own and perhaps Fernhill House could be used by a number of these.

With regard to the area of land to be rezoned as housing, we think that what is being proposed is completely out of character for the area. The scale and density is way too much and any development should be scaled back in size and height. We would also strongly object to the requirement for pedestrian / cycle access from the site to Friarshill. It is also not clear how this could be achieved and it should also be borne in mind that Glebemount is a private estate and these lands are not in the ownership of the Delahunt family.

They also mention at 5.2.12 of their report that "The main links to the town centre are along Dublin Road and potentially along Glebemount residential roads". We would object to this.

We would also like to make some observations in relation to the Arboricultural Report submitted. On the Tree Survey & Constraints Plan, there is an area coloured orange and marked "Possible Development Area within TPO subject to discussions with Local Planning Authority. Still considered High Risk as some tree removal are required". We would have an objection to any development taking place on this area of land which is quite clearly part of the Tree Preservation Order. It is stated at 3.3 of the report that "There is one area to the south of the existing house that is covered in scrub that could be reviewed and discussed with the Local Planning Authority for possible development works". What would be considered development works? It is also stated at 3.4 of the report that "The trees and scrub within this area are of low quality and should not be deemed as a constraint to development works". There are also two trees in this area, T5 and T6, which are classed as mature trees.

There are also 4 trees marked on this map being T57, T58, T59 and T60. It should be noted that these trees are in Glebemount estate and were planted over 25 years ago by the residents and as such should not be included in the report.

We would also like to take the opportunity to support the submission lodged by Louise Barry in its entirety.

We would be grateful if you could take the above points into consideration when reviewing the Plan.

John and Deirdre Thomson.

Topic

Variation 2 - Proposed Material Alterations No 1 Submission

Submission

[REDACTED]

[REDACTED]

28th March, 2025.

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