



Wicklow Town - Rathnew LAP Submission - Report

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Topic

Regeneration of Communities & Places - Healthy Placemaking - Urban Design - Opportunity Sites in Wicklow Town - Rathnew

Submission

see attached doc

Topic

Economic Opportunity - Tourism - Shops & Services - Community Facilities

Submission

see attached doc

Topic

Heritage - Biodiversity- Green infrastructure- Climate Action- Energy

Submission

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Topic

Infrastructure - Sustainable Movement - Transportation

Submission

see attached doc

Topic

Other topics for you to have your say on! - Environmental Assessment - Plan Implementation -Plan Delivery

Submission

see attached doc

File

Wicklow town -Rathnew LAP.pdf, 0.05MB

Wicklow town -Rathnew LAP

Following our attending the “Have your say “ planning meeting we would make the following observations and suggestions to the upcoming LAP:

Housing populations and densities only in areas that have proper infrastructure. Rathnew has already an overflowing population all trying to access the poor road's infrastructure.

The proposed inner relief road will not be fit for purpose as it is intended to cut through the avenue at Tinnakilly and divert traffic through two housing estates at both ends to a roundabout and traffic lights at one end and more traffic lights at the other.

The proposal is to cut the avenue in more than half, remove mature trees and hedgerows. In other words “butcher this unique feature”.

This avenue is regarded as one of the finest silvan tree lined avenues in the whole of Ireland.

There were several options originally for this relief road and the most suitable should have been off exit 18 southbound, exit 17 northbound from the M11 and onto the L5099 (locally known as the Rocky Road,).

How was this missed? Could it be that a developer agreed to pay for the Tinnakilly option?

The present developer who has agreed to copay for the RIRR could be asked to develop the L5099 surely.

Schools are full beyond their original capacity.

New residents are already busing or driving their children to schools and childcare facilities in Greystones Bray and beyond.

Doctors are not accepting new patients.g

The same with dentists.

Existing patients can expect delays of two weeks or more.

Design standards should should reflect the local housing and designs within the Rathnew area.

Four story apartment blocks have nothing in common with existing structures.

Proposed housing for Tinnakilly area will have a negative impact on the unique features of this beautiful area.

Areas that have been zoned years ago and still as they were, without development, should be de-zoned back to passive open space. In particular, the lower part of field to the left of Tinnakilly ave which is zoned for high density residential , should be returned to open space. It is far too close to current housing to take apartment blocks! There are very few of these open spaces left in Rathnew. Local fauna, which has already been pushed out from the huge development at Tinakilly park, have sought refuge in this field. Building at high density levels here would surely be the nail in the coffin for many of our locals species.

If these lands must be used for housing, and dezoning is not an option, then we would implore you to re zone them to densities more appropriate for the area to take (eg R3 / R4). Rathnew with out any further development has already taken its fair share of new houses for both Rathnew and Wicklow combined.

Further down the Broadlough lane there is a field zoned Tourism. This is a long way from any tourism activity.

The field known locally as “the nine acres” floods several times in autumn winter and spring.

This field should be de-zoned to passive open space as it adjoins a wildlife sanctuary.

Finally we would sincerely hope that the observations suggestions and feelings of we the residents should be taken into your deliberations. We are not professional planners, we are only local residents and having lived with some poor decisions in the past, we are putting our trust in you to do the right thing.

Respectfully yours
Seamus and Evelyn Ryan

