



Proposed Variation No. 7 to the Wicklow County Development Plan Submission Report

Submission Details

Ref	VAR7-224531
Who Are You?	Private Individual
Name:	Yvonne O'Toole
Submitted Time:	September 24, 2026 10:56 PM

Proposed Variation Parts

Topic	Part 1: Proposed Variation to town / settlement zoning maps and, where relevant, proposed new or amended site specific policy objectives.
Submission	1. Level 4: Enniskerry

Topic	Part 3
Submission	2. C. Strategic Flood Risk Assessment

Write your observations here:

I wish to object to the proposed re-zoning of Monastery, Scalp road. Submission no.177,reference SLO 14 and EK2.

The area is not suitable for Residential/commercial development.

The area for proposed development already plays a key role in providing natural soak pits/drainage for existing residents.

The following are my main concerns with the re-zoning for any new residential/commercial developments

Flooding
Drainage
Sewage

In the past flooding has occurred along the R117,which in turn has led to flooding along Barnasligan Lane, which in turn has led to flooding along the L5007 in the vicinity of the Countybrook stream area near the Pumping station.

If the work is not done properly there is a high risk of the Countybrook stream area flooding during winter season/heavy rains, causing more flooding to residential properties/road near the current sewage pumping station and the pumping station being flooded again.

In 2009 WCC Ballyman road (L5007) upgrade works on the Wicklow section of the Ballyman road, promised improvements of upgrading road drainage, new footpaths, improved road surface, laying of sewers (from Dunlaoire Rathdown golf club).

Since 2009 on many occasions during periods of heavy rain (Oct-Feb every year) there was flooding along the L5007 Countybrook area of the Monastery road.

There were no flooding/ sewage issues before these works commenced.
Before this upgrade water flowed into natural soak pits along the existing flat road, surface water drained into the Countybrook stream, without causing any

flooding whatsoever.

Major errors were made installing gullies/drainage pipes in incorrect places along the road, not catching the rain flow. There are only two working gully outside pumping station. Further issues are highlighted below.

- Storm water not discharging into river/ being routed into new sewer pipe and into pumping station.
- Gullies where water flows past them, gullies incorrectly connected to sewage pumping station,
- The pumping station chamber fills up with this storm water, resulting in blocked up sewage pipes for residents in the immediate area.(during periods of heavy rain from October to February every year since 2009).
- In addition to the pumping station having to incorrectly process large amounts of rain water in winter, I believe that no more sewage from new housing developments should be directed down to the sewage pumping station in the Countybrook area.

From the experience we have gained from major issues we have encountered, the engineers really need to visit the areas potentially affected by this Variation 7, speak to local residents (including me) in the vicinity, to ensure future developments do not cause potential issues for residents on the wider area (Flooding/sewage issues). We also have videos/pictures taken since 2009 that clearly show the issues referred to above.

Planners must be mindful that a huge amount of storm water already feeds down from the R117 , to L5007 then ending up in the Countybrook area, also indirectly from the fields in the (SLO 14 area). For example, an area was zoned for residential housing in Kiltiernan, in lands well known for streams coming down from the mountains in winter. The new housing estate built there experienced flooding at the start of 2026, after periods of heavy rain. This was not as a result of climate change, but lack of research when the rezoning was done (trying to address the shortage of housing in the area).

Also high density housing can create major problems (re water and sewage), especially where the areas zoned for housing are in an area like ours, where water comes down steep hills/roads. Also planners need to ensure sewage is not directed down to already overloaded sewage pumping station (down by the Countybrook stream)

I am available to speak with any Engineers etc, discuss with them the potential issues that may be created by implementing this plan. I can also provide photos/video's of flooding occurring beside sewage pumping station.

Yours sincerely

Yvonne O'Toole