



Wicklow Town - Rathnew LAP Submission - Report

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Topic

Compact Growth - Housing - Population Growth

Submission

Higher densities of housing and future housing growth should be in areas that have sufficient infrastructure already in place to sustain the extra strain that will be put onto the educational, transport, childcare and employment systems.

We already have had a massive influx of people not local to Wicklow and Rathnew. A large proportion of these people do not work in the area, so on top of the extra places needed for schools and childcare, we have added huge numbers to the growing traffic nightmare that is the N11 from 6.30 am every weekday morning starting from Glen of the Downs and is inexorably creeping towards Newtownmountkenedy. I shudder to think of the tailbacks in rush hour traffic we might see by the end of 2028 if no consideration is taken to create jobs locally, increase public transport links and keep the traffic off the road to Dublin.

Already the village of Rathnew is saturated with high density housing developments where locals cannot hope of purchasing in their own village, being priced out of the market. The green passive open spaces and active open spaces in Rathnew have been decimated in the last 10 years. We find ourselves with a dearth of options locally to go out and enjoy our local wild environment due in large part to developments such as Kirvin Hill, Waverley and Tinakilly Park.

To compound this we find ourselves now with a new proposed development (file no. 23602190) which if successful will not only take away the last bit of greenery local to us, it will restrict access to Broadlough and the lakes and the inner Murrough, which generations of Rathnew and Wicklow Town residents have enjoyed for hundreds of years. This is in our view a disgraceful intention and it further deprives the local people and the village of Rathnew of a piece of heritage and culture and access to an area of astounding natural beauty.

I feel that the area of the Tinakilly Avenue and parts of the lands down below Tinakilly House Hotel be de-zoned from both residential and tourism respectively and changed to passive open space. This will ring-fence these lands and protect them for future generations of Wicklow and Rathnew citizens to enjoy.

Rathnew Village is surrounded by highly dense housing developments at present. There are Greenfield sites currently being developed between Rathnew and Wicklow Town, when can we assume that we have reached saturation point for this relatively small area?

If we are to continue squeezing more housing into an already strained area, surely we should be looking at Greenfield sites along the likes of the new Hawkstown road and out towards the beehive pub and the ease of access to the N11 there.

There are green field sites in the strategic land bank there that can be zoned as residential and provide adequate housing to meet projected requirements in the area.

De-zoning areas currently zoned from the previous LAP as R1 in Rathnew to R3 or even active open space areas would accentuate the character of the area.

I must stress that we need to provide infrastructure and employment options also in these areas though, along with social and community zoning options here too. Rathnew and Wicklow Town are at serious risk of becoming generic satellite commuter towns for Dublin. We must protect the local heritage and identity at all costs or we will lose it before our children inherit it.

In short High density housing projects are not in keeping with Rathnew's character. Planners need to take into account the building profile of the local area and zone accordingly. Developments that include things like 4 storey apartment blocks should be refused or changed so as to enhance our village, not

overshadow it.

Lands currently zoned in the village of Rathnew from the previous LAP as suitable for highly dense (R1) projects need to be dezoned to a R3 at minimum to protect the area, environment and current infrastructure. Anything else is plain and simple planning for profit.

Topic

Economic Opportunity - Tourism - Shops & Services - Community Facilities

Submission

Allowing housing to be built on the former gym right on the beach is a travesty and its a lost opportunity to have a couple of business in a brilliant space to capitalise on its excellent location. Lessons need to be learned here that planners need to prioritise areas like the murrough, beach/harbour and quays for tourism and employment. Simply putting housing into these areas only increases the pressures on the town without giving us chances to build businesses and jobs and keep our local heritage intact.

Why can't we have a community market area down on the murrough instead of a new block of apartments along the river?

Maybe we need a hotel on the Vaha site? Could it be revitalised as destination area for locals, with picnic areas, a cafe or two?

Possibly a covered play area for our kids.

Public Toilets and changing facilities would be great addition to the area. Definitely not Portaloos!! We need to have proper adequate facilities built and maintained by WCC. Other areas have these, why can't we?

If we have an "if we build it, they will come" mentality, we could have something special in Wicklow Town. We already have the area, it was special once... integral to wicklow, then they went and built factories on it.

Imagine if we as wicklow people, could get back that lovely stretch of history that many of our grandparents enjoyed. Playing pitches, walks, the beach, racetrack, just simple green space in the heart of the town, restored, reimagined and given back to wicklow.

Food for thought maybe??

Topic

Heritage - Biodiversity- Green infrastructure- Climate Action- Energy

Submission

I would love to see the broad lough conservation area expanded and parts of the Rathnew side which are currently zoned as tourism be dezoned and returned to passive green space. this will protect the area from encroachment by entities focussed on profit to the detriment of the ecology of the area. I would love to see the stretch green space known as Tinakilly Avenue, be spared the fate of inclusion in a major housing development. This is currently a fantastic amenity for the people of Wicklow/Rathnew to enjoy, untouched in its current state. Local schools have been bringing their pupil up here and further to broadlough lakes on walks to explore, discover and learn about the natural wonders that abound in this special area. There are trees on the avenue that are nearly 200 years old and support many varieties of wildlife such as bats, squirrels, owls, insects etc. to surround these vital and historic trees on the avenue will no doubt have a detrimental effect to these trees and the animals that survive in them.

My suggestion for Tinakilly Avenue would be to please leave it be, unchanged, dezone it from residential planning and rezone it to a strip of active open space to include the roadway/pedestrian access which is currently there now. The native fauna has adapted already to it and it would greatly add to the areas natural feel.

The best way to reduce flood risk is to not build high density housing above noted flood planes. If housing must be built in these areas, we should be looking at lower density developments, in keeping with the character of the areas to be built on. All stakeholders need to be acutely aware for the knock on risks of flooding from housing developments and utilise adequate and insightful design from the planning stage to completion, to include proper attenuation areas for ground water run off. Current developments planned fro Rathnew do not sufficiently look to allow for the effects of climate change, which seems to be getting more extreme every year.

In my opinion, lower density housing projects and correct design of attenuation areas will go a long way to avoiding flooding events

The current practice of granting planning permissions to developers and imposing conditions on them to build roads, cycle tracks, green space in estates and community areas needs to cease.

Local government should be the ones building these amenities and providing them on public land. Currently, developers can plan as highly dense a project that they can fit in a plot of land and then say that 'we'll build a playing pitch, creche, a bit of grassland and hall', and the planners will grant it because it ticks the boxes and absolves the council of building these things themselves. We need rethink the zoning from the previous LAP and maintain a more community focussed planning strategy going forward. We will not get a second chance at this and the onus is on us all to protect our local area for our children.

Topic

[Infrastructure - Sustainable Movement - Transportation](#)

Submission

The bus service to and from Wicklow Town to the surrounding areas could be greatly expanded to cover more areas and run for longer hours to benefit both people travelling locally and the environment due to less cars being on the road.

Needless to say we need to have less private car traffic on roads, so if we were to create opportunities through thoughtful planning and insightful initiatives from local government to foster the creation of local oriented businesses it would lead to more local employment and less commuting away from area, thus lessening the traffic mayhem currently assailing the N11/M11

There needs to be many more EV charging stations in the area to facilitate people moving away from fossil fuels

Topic

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

Submission

we need an INDEPENDANT environment/ecological assessment been done on the Broadlough/Murrough special conservation area with a view to the impact on it due to Highly dense projects in Wicklow/Rathnew?

This will advise us on how to plan for the future?

File