



Draft Wicklow Rathnew Draft LAP Amendment Stage Submission - Report

Who are you:	Private Individual
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Topic

LAP - Proposed Material Amendments No 1 Submission

Submission

To Whom It May Concern,

Re: Objection to Proposed Material Amendments 1 & 26 – Glebe / Fernhill Lands

I strongly object to Proposed Material Amendments 1 and 26 concerning SLO-9 and the Glebe / Fernhill lands.

My concerns are outlined below:

1. Retention of Community/Education (CE) Zoning

Rezoning these lands to residential use disregards the critical need for educational and community infrastructure. Wicklow has seen no significant investment in amenities for over 30 years, despite rapid population growth. Local clubs are at capacity, with waiting lists, and some Clubs like the athletics club and basketball club have lacked facilities for over 50 years. This land, so close to town, should be preserved for much-needed educational and community use, not lost to housing development.

2. Opposition to Connectivity Through Glebemount Estate

The proposed pedestrian and cycling route through Glebemount Estate is unacceptable due to:

Lack of consultation with residents, contrary to WCC Amendment 2 requirements.

Safety concerns, especially for children and elderly residents, given the estate's narrow roads and lack of pedestrian infrastructure.

Increased congestion, exacerbating existing parking shortages and disrupting residential character.

Loss of privacy and amenity, reducing property values and impacting quality of life.

3. Inappropriate Scale and Density – Objection to Three-Storey Housing

A high-density, three-storey residential scheme is entirely out of character with the surrounding low-density housing. This development would:

Overlook and overshadow existing homes, causing loss of privacy.

Visually dominate the established built environment.

Overload local infrastructure, including roads and parking.

Conflict with good planning principles under the County Development Plan and national policy.

Any new development should be limited in height and density, set at least 10 metres from existing homes, and designed to integrate with the local area.

4. Protection of Natural Areas (OS2) and Environmental Concerns

I welcome the protection of OS2-zoned lands under the Tree Preservation Order (TPO). However:

Any recreational use must be low-impact and subject to full ecological assessment.

The area should remain a wildlife corridor and buffer between residential zones.

Human activity should be carefully managed to protect biodiversity.

Conclusion

These amendments would permanently erode community infrastructure, degrade residential amenities, and introduce excessive housing density. I urge Wicklow County Council to:

Retain the CE zoning to support education and community facilities.

Exclude Glebemount Estate from any proposed pedestrian/cycling connectivity.

Reject high-density, three-storey development and ensure any future plans respect local character.

Commit to meaningful public consultation and robust safety and environmental assessments.

Thank you for considering this submission.

Yours sincerely,

Ciara Broe

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