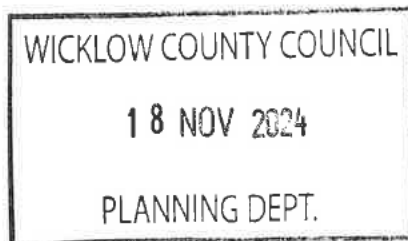


By Hand



WicklowTown-Rathnew LAP,
Administrative Officer,
PlanningSection,
Wicklow County Council,
Station Road,Wicklow Town

18th November2024

Wicklow County Development Plan 2022-2028

Draft Wicklow Town-Rathnew Local Area Plan 2025

Dear Sir/Madam,

Since last communicating my views on the Wicklow-Rathnew LAP 2022-2028 I'm pleased to see that the planners have removed:-

- a) An area formally zoned for tourism,which was in a flood area, to the east of my property.
- b) Plans for a public walk-way along the Rathnew river through to the Broadlough,through private lands,including my own actively farmed lands.

The concept for the Rathnew Inner Relief Road (RIRR) remains, which in itself has merits, it is the proposed route that is a cause for concern

As a result of the intensive zoning for housing by Wicklow County Council (WCC) and the subsequent construction,which is on going, traffic , to put it mildly has increased on the R750/R722, primarily to access the M11.The ideal to address this issue would be to redirect some of this traffic to the other available access points to the M11, whether heading North or South of the County/Country already in situ. For example the housing built at Merrymeeting/Burkeen etc could use the old N11 and access the M11 via junction 17; the housing built and being expanded on the Marlton Road use the Marlton Road to the Beehive Public house and then onto the M11 in either direction.Finally Wicklow town traffic, with the widening of the Rocky Road have a more direct access to the M11 than travelling into and through Rathnew village.These are observations of a local resident of infrastructure already in place.

I now return to the LAP, specifically in relation to Rathnew village and how the village can maintain, improve and augment its own ethos for the benefit of its current and future residents

In my opinion Rathnew's greatest asset is Tinakilly House Hotel (THH) and its environs. Thanks to the on-going generosity of the owners of THH, over the years, locals have enjoyed walking the hotel's sylvan avenue, dogs, buggies and all. Those brave enough, continue down the private un-paved single lane carriage-way to the Broadlough in the knowledge that this portion of the lane is used as vehicular access by the householders living on the lane and all that encompasses; ie deliveries, visitors etc. WCC seem to feel that Tinakilly Avenue and this unpaved single lane carriage-way would form a pedestrian/cycle-way. If I were the owner/s of this entire route I would be very concerned about my public liability insurance.

The current proposals for the RIRR would destroy this amenity completely. This I cannot understand for numerous reasons not least the legal restraints which WCC, planners and councillors continue to ignore, namely the registered right of way my neighbours and I have from the R750/R772 to our respective homes. This legal right of way cannot be interfered with in any way. In addition, notwithstanding developers stating that Tinakilly Avenue is of no significance the trees lining the avenue are 100's of years old and deserve to be maintained and preserved

Due to the extent of residential zoning that has been made within Rathnew village and its environs balance, in my opinion, is now required. The concept plan SL07 also seems to show that Tighe Avenue is to be closed off at the Maxol petrol station to create a 'T' junction forcing traffic onto a portion of the proposed RIRR currently the R761 (the Newcastle Road) on which a further 100 houses are in the course of construction. Ignoring current traffic volumes if all the housing zoned for is constructed this would mean almost a further 1,000 cars on the road, within a 1 kilometer radius of Rathnew village. I repeat balance please to acknowledge the rural aspect of this area.

Finally I would refer to my previous letter of the 28th September 2023 when I enquired as to any ideas/plans to develop broader retail and entertainment for the benefit of Wicklow-Rathnew generally. The current draft LAP does not appear to make any such provisions.

Yours Faithfully


Eileen Howell