



# Draft Wicklow Rathnew Draft LAP Amendment Stage Submission - Report

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| <b>Who are you:</b>    | Private Individual     |
| <b>Name:</b>           | Yukaene Rivera         |
| <b>Reference:</b>      | DWTRLAP-205636         |
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**File**

Proposal Objection.docx, 0.02MB

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To:

**Wicklow Town & Rathnew LAP', Administrative Officer, Planning Section,  
Wicklow County Council, Station Road, Wicklow Town.**

Regarding:

**Wicklow Town & Rathnew LAP and Variation No. 2 to the Wicklow County  
Development Plan 2022-2028**

**Objection to the proposed Amendments 1 and 26 to the Wicklow-Rathnew  
Local Area Plan -Glebe/Fernhill Plans**

From:

Yukaene Rivera, Glebemount Homeowner

To Whom it May Concern,

I am writing to object to the rezoning of Community/Educational at Fernhill for residential use.

My reasons for objecting are several and outlined below:

### **Rezoning of Community/Education Zoned Lands for Residential Use**

It is common knowledge among residents of Wicklow Town and Rathnew that there is a lack of suitable public spaces for much needed additional schools, parks, playgrounds, sports facilities. It is topic of constant contention among residents that what is required in Wicklow Town is not more housing, but more amenities and infrastructure to support the residents already in Wicklow which are not sufficient to support the already growing population.

The land for which the rezoning have been applied has previously been zoned for community use. To change the zone to residential use would be robbing this generation of youth and future ones of opportunities for play and social engagement.

In addition, to robbing the community of this potential, it would cause a devastating impact of the forested area which houses quite a diverse area of wild life and flora including rare woodpeckers. Many of the local youth and residents enjoy and benefit health wise from the presence of the vast parcel of forested land which is unique in Rathnew and Wicklow which has very few continuous parcels of densely forested land.

It is common knowledge among the residents that some of the trees in the forested area are several hundred years old and greatly imbedded in the local ecosystem of

the town. It is greatly disturbing to think that all the wild life and a good portion of the forested area will be lost for the sake of adding more homes in Wicklow Town, which already has several other developments underway, which very few natives of Wicklow can afford.

As a manager in an approved housing body it is my role to ensure residents who are nominated for their properties adjust and thrive in their new homes. It is concerning that another property development is being considered for Wicklow Town. Many residents have struggled with securing creches, elementary schools, secondary schools, and after schools for their children.

Wicklow Town has grown very rapidly in the past years and these resources have come under immense strain. In addition to the strain on these resources, there has been a profound negative impact on traffic and public transportation. If the population in Wicklow Town continues to grow these issues will only continue to be exacerbated.

### **Proposed Change of Pathways and Roads:**

Part of the proposal is the changing of routes into Glebemount, which is a very quiet estate with narrow roads and very little parking. Proposed changes would not only eliminate green spaces near the forested area which children play, but change the nature and access to the cul-de-sac, which not only deprives children of that space, but also makes the cul-de-sac less safe for the large number of Glebemount youth who play in this space.

Creating these roads and pathways would greatly increase the traffic in this area, change noise levels, and potentially pose safety risks for tenants who have experienced robberies and thefts in the area.

The larger public roads will also be negatively impacted and the community has very little faith in the support of public road works to address any potential issues. Recent storms have proven so as it took months to replace traffic lights in major intersections near the proposed development.

The entrance to the proposed estate include access from the major road near LIDL which local residents know it is greatly impacted by road traffic during business hours. The addition of an estate at this proposed location will no doubt negatively impact traffic further and require adaptations, which will be impacted by the low funding Wicklow County Council received for road works this year.

### **Placement of Houses and Buildings**

The placement of the proposed properties will impact not only the forested area removed for their development, but also the remaining forest that is part of the plan. That parcel of land and the surrounding homes will experience various losses of light to their spaces which will affect trees, birds, gardens, and the health of residents whose access to sunlight in their homes will be affected.

In addition, the building of new properties will no doubt have an impact on the water pressure, electric use, and cable access in the area. After a series of storms over the year, which adversely affected residents, it was starkly evident that the providers and those responsible for the provision of those resources are not equipped to address any outages, lack of internet connectivity, and water issues in the area promptly and sufficiently for the current residents, let alone hundreds more.

### **Supporting Further Housing Development**

It is stated within the proposals that rezoning and development of the lands is aligned with the nation's objective to increase more housing stock due to housing crisis. However, due to building costs and the market value of the proposed properties of a similar nature in the area, it is very unlikely these homes will be affordable to those who the housing crisis is greatly impacting.

### **In conclusion**

I greatly object to the proposed amendments and the rezoning of the land in Fernhill from community/education use to resident use as its development will not truly be of benefit to the community.

Sincerely,

Yukaene Rivera