



# Draft Wicklow Town – Rathnew LAP Submission - Report

Who are you:	Private Individual
Name:	Stephen Reynolds
Reference:	DWTRLAP-081816
Submission Made	November 19, 2024 8:28 AM

## Topic

### Residential Development

### Submission

Please refer to the attached PDF for Objections to the RN(2) New Residential - Priority 2 rezoning area in the LAP 2025, referred to as SLO 4 with images that could not be attached below

To Whom it may Concern,

I wish to raise a formal Objection and Strongly Oppose the RN(2) New Residential - Priority 2 rezoning area in the LAP 2025 plan where the objective is to "To provide for new residential development and supporting facilities where it can be demonstrated that such development would accord with the Core Strategy housing target for that settlement after the activation of Priority 1 lands." This is titled as SLO4 in some of the PDF maps and sits behind the Knockrobin/Bollarney North area. The Wicklow Town-Rathnew Local Area Plan 2025 Draft Pages 75-76, SLO4 was also used as reference material.

1. Amenity: The proposed rezoning and subsequent concept plan [attached below] would severely alter and impact the entire area in terms of both the natural views of the Murrough and wet lands, a view unchanged in over 37 years since the first properties were built on the land. There would be an impact to properties natural light as all proposed properties heavily border the current field lines which will also pose a significant loss of privacy that all residences have had for at least 37 years. Any mitigation efforts to reduce the loss of privacy would also directly affect both the light and views for all houses above the currently proposed plans to the rezoned area. The current massive number of dwellings proposed will significantly elevate noise pollution which will impact greatly on all current residences. Increased Light pollution will also have a profound impact on the area which has generally enjoyed relatively dark skies and unobstructed views of the night sky.

2. Environmental: This rezoning of the lands will have a severe environmental impact on the local wildlife which includes multiple populations of foxes, deer, badgers, rabbits, stoats, pheasants, a variety of recently returned birds of prey [buzzards, hawks, kites etc] along with many other avian species such as the Irish Woodpecker and Egrets, all which call the area of rezoning its home. This rezoning will greatly affect if not outright remove many of these native animals from the area as well as affecting all the wetlands down from the rezoning area with both increased light and noise pollution as well as human foot traffic in what is a mostly untouched area of the Wicklow wetlands. Biodiversity in this area has been steadily increasing in the last decade with the return of many species that had not been in the area. Several native tree populations also exist on this land that have been rooted for over 40 years. Rezoning this land would effectively destroy this decade long natural return of indigenous species to the area as well as the local flora that has thrived for many decades

3. Traffic Congestion: There is already significant traffic congestion experienced by residents in the Wicklow area and for all commuters. This is especially true for the exit of the Knockrobin estate which has to deal with a tremendous amount of traffic from both directions due to the new housing developments leading to long waits to leave the estate. There is no ideal or well-integrated bus or rail scheme to Dublin and with no commuter friendly bus corridors currently in place to allow a decreased traffic volume. Those that do exist offer

limited drop-off or pick-up locations limiting the functionality to the majority of residents of both Wicklow and Rathnew. An additional housing development with an average of two cars per house would undoubtedly aggravate the existing bottleneck and create a daily gridlock during peak hours.

4. Flooding: I looked at both the Appendix 4 Strategic Flood Risk Assessment for the 2025 submission and the previous Wicklow Town – Rathnew Development Plan 2013 – 2019, Flood Risk Assessment [images attached below]. There has been no updated risk assessment for the SLO4 site, in fact other SLO areas were reassessed but the area of land that seemed and is at the most risk of flooding was never reassessed with proximity to the wetlands and costal flooding. The dampness and general localised flooding in the field during heavy rain, not including costal flooding or sea rise related changes due to climate change has not been factored in this proposal and would put at risk any housing development that would be built on this site, this would be tantamount to negligence on the side of the planning authority.

Overall the rezoning of this area of land in the Rathnew/Wicklow area poses a major disruption to both the residents of this area, many who have lived on the land for over 37 years with long ties to the area and community along with the natural wildlife and ecosystem that has flourished in the last decade. Rezoning and the proposed plans for construction pose a very negatively impactful outcome for this area of natural beauty but also harbours the risk of damaging the wetlands just on its proposed borders, decreasing natural and indigenous species that reside there. There is a pressing need for housing in Ireland but there is and should be a pressing need for green forward policies and rethinking of impacts of large housing developments on the environment. The major risk of flooding in the area has also not been assessed and would pose a risk to any residence if the zoning were to be approved. The Murrough and surrounding wetlands are one such area that all efforts should be made to preserve this natural landscape and the zone around it where native wildlife finally moved into.

Kind Regards  
Dr Stephen Reynolds

**Topic**  
[Land Use Zoning Map](#)  
**Submission**

Please refer to the attached PDF for Objections to the RN(2) New Residential - Priority 2 rezoning area in the LAP 2025, referred to as SLO 4 with images that could not be attached below.  
Please refer to the above text for this submission box and the attached PDF

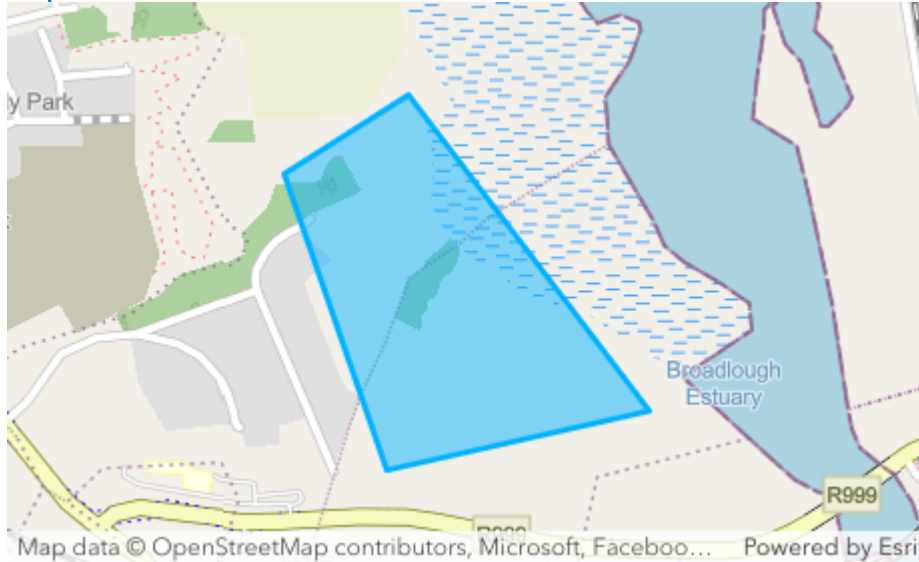
**Topic**  
[Any other issues](#)

## Submission

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## Map



## Site Description:

SLO 4 in the provided maps

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## File

Objection to the RN2 New Residential Priority 2 rezoning area in the LAP 2025.pdf, 0.69MB

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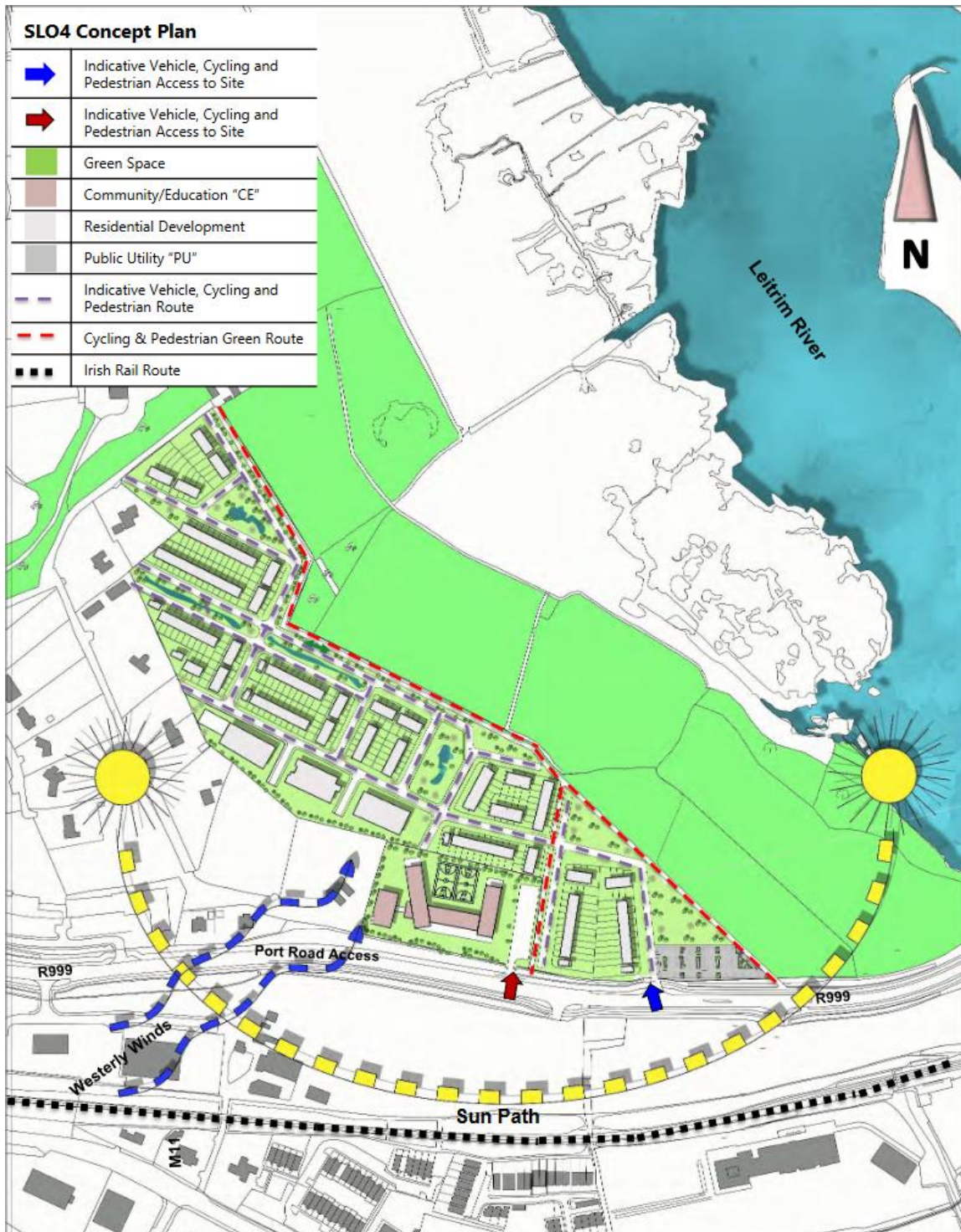
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3. **Traffic Congestion:** There is already significant traffic congestion experienced by residents in the Wicklow area and for all commuters. This is especially true for the exit of the Knockrobin estate which has to deal with a tremendous amount of traffic from both directions due to the new housing developments leading to long waits to leave the estate. There is no ideal or well-integrated bus or rail scheme to Dublin and with no commuter friendly bus corridors currently in place to allow a decreased traffic volume. Those that do exist offer limited drop-off or pick-up locations limiting the functionality to the majority of residents of both Wicklow and Rathnew. An additional housing development with an average of two cars per house would undoubtedly aggravate the existing bottleneck and create a daily gridlock during peak hours.
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Assessment [images attached below]. There has been no updated risk assessment for the SLO4 site, in fact other SLO areas were reassessed but the area of land that seemed and is at the most risk of flooding was never reassessed with proximity to the wetlands and costal flooding. The dampness and general localised flooding in the field during heavy rain, not including costal flooding or sea rise related changes due to climate change has not been factored in this proposal and would put at risk any housing development that would be built on this site, this would be tantamount to negligence on the side of the planning authority.

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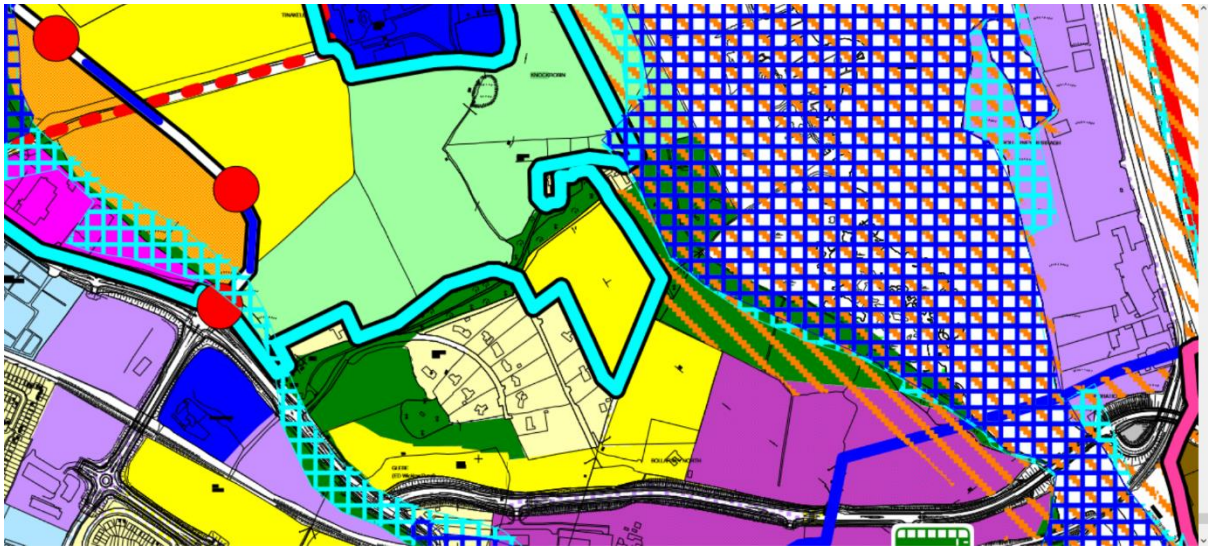
Kind Regards

Dr Stephen Reynolds



The Wicklow Town-Rathnew Local Area Plan 2025, Concept Plan for SLO4

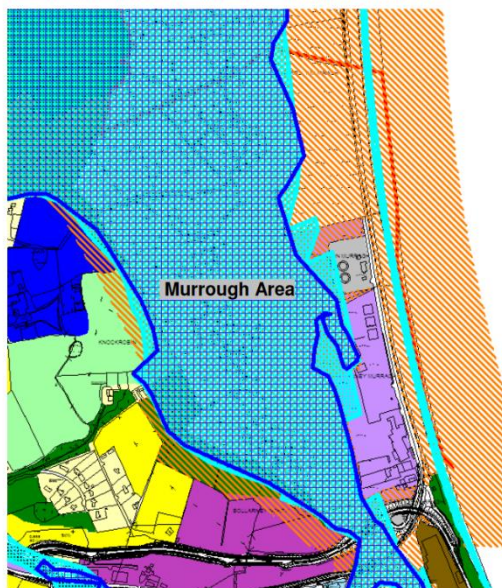






Wicklow Town – Rathnew Development Plan 2013 – 2019, Flood Risk Assessment

Blue Hash: Flood Zone A, Orange Stripe: Conservation Zone

3. Murrrough



Murrrough Area	
<b>Area</b>	Broadlough Estuary with mainly POS zoning under Flood zone A and B with small areas of E1, PU, AOS and CZ zones.
	Flood Zone A
	Flood Zone B

Wicklow Town – Rathnew Development Plan 2013 – 2019, Flood Risk Assessment