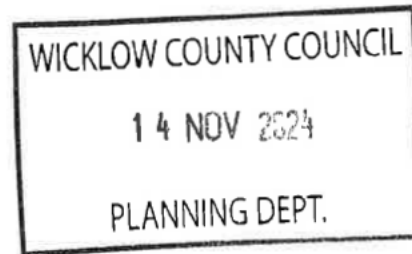


Eugene Stephens



14th November 2024



RE: Wicklow Town-Rathnew LAP – Submission

Dear Sir / Madam,

I am the landowner of lands located at Ballybeg, Rathnew that have been proposed in the latest draft Wicklow Rathnew LAP to be partially zoned CE Community Education, RN2 New residential – Priority 2, and OS1- Open Space. I enclose a map of the lands indicating my property cross-hatched within area marked SLO5. There is a total of 8.6 hectares in in ownership. My lands are currently accessed directly onto the Old N11 (now the R772) public road at Ballinabarny Hill.

Please note the previous Wicklow Rathnew LAP had all my lands zoned as Residential (R2), and I wish to retain this residential zoning status on my land. I note the proposal in the draft to zone most of my lands as Community – Educational but these lands are located on western edge of the Local Area boundary and would therefore not be suitable for any school or community facility as the lands are located more than 15 - minute walk from existing village facilities or educational buildings. The site is serviceable due to the main sewer and watermain availability on Ballinabarny Hill and the good road and public transport network servicing the land.

I note also that there is a reserved open space either side of the existing stream which runs through the site in a south / north direct which I support and which I believe could be preserved with construction built around this feature. While 25m green strip either side of the stream appears slightly excessive, I will accept the preservation and the development of the open space as part of any development.

The development of this land for residential will serve the area with easy access due to its proximity to the nearby exit / access ramps located to the south of the site directly onto / off the M11 Motorway. This will ease traffic coming through the village and take the traffic pressure off Exit 16 on the M11. Housing development at this lands will also allow pedestrian access through the existing single underpass of the railway line, to the proposed land zoned Public Utility to the north of the site and railway line which is earmarked for a railway platform. This will make for ease of access to the Dublin Wexford train and ideal location for regular commuters to Dublin for work.

I also note on the sketch designed layout on page 78 of the Draft LAP that there is no direct access proposed to my land for residential development. The access proposed is actually located on the neighbouring landowner's property to the south. This leaves me dependent and at the mercy of others to access my land. The only other access point proposed is to the Community / Education proposed land which is not showing any access through to my residential lands. It is most important that I have this land reverted back to residential and with access from the public road even at one single point.

There appears to be ample land zoned community / education at locations which are more easily accessed by the general public within the LAP area, particularly the massive area occupied by the

County Campus, which will cater for community / educational needs well into the lifespan of this LAP and until a further expansion of the Local Area is required in the future.

It is most important that my concerns are addressed at this stage as I will not be afforded the opportunity to change this once its adopted and I therefore need this issue of the zoning to my lands addressed correctly in this submission.

Please acknowledge receipt of this submission by post.

Yours sincerely,

A handwritten signature in blue ink that reads "Eugene Stephens". The signature is written in a cursive style and is positioned above a horizontal dotted line.

EUGENE STEPHENS

