



Wicklow Town - Rathnew LAP Submission - Report

Who are you:	Private Individual
Name:	Sinead Ryan
Email Address:	[REDACTED]
Reference:	WRLAP-194645
Submission Made	September 27, 2023 7:59 PM

Topic

Compact Growth - Housing - Population Growth

Submission

Please refer to the attached document.

Topic

Regeneration of Communities & Places - Healthy Placemaking - Urban Design - Opportunity Sites in Wicklow Town - Rathnew

Submission

Please refer to the attached document

Topic

Heritage - Biodiversity- Green infrastructure- Climate Action- Energy

Submission

Please refer to the attached document

Topic

Infrastructure - Sustainable Movement - Transportation

Submission

Please refer to the attached document

Topic

Other topics for you to have your say on! - Environmental Assessment - Plan Implementation -Plan Delivery

Submission

Please refer to the attached document

File

Wicklow Town - Rathnew Local Area Plan- Submission by Sinéad Ryan Final.pdf,
0.62MB

Date: 27-Sep-2023

1. De-zoning

Considering the dire lack of green passive open spaces and active open spaces, the area of Tinakilly avenue & the lands beyond Tinakilly hotel should be de-zoned from residential & tourism & changed back to passive open space. This includes the field which currently has a planning application for 352 houses (reference: WCC 2360219), to protect the area from further destruction*. It will also ensure that our children’s children can enjoy this area and these lands for many generations to come, just as we did. We cannot continue to build a concrete jungle without consequences to ourselves and our future generations.

*Fields requested to be de-zoned & changed back to passive open space denoted by **green x**:



2. Inner Relief Road

The “Inner Relief Road” that is currently planned to dissect Tinakilly Avenue will not provide any such “relief” for the traffic issues in Rathnew & surrounding areas. In fact, it is nothing more than a minor road through a housing estate that people will not utilise. Who would choose to drive through a housing estate when there is a more direct route? Therefore, we in essence are destroying one of the very few green spaces we have in the area, a place of outstanding natural beauty for a road that will not provide “relief” for the current traffic issues. Tinakilly is a much beloved tranquil place amongst the village people of Rathnew (and further afield) & any action to take this away from the local people is despicable.

A better route, & one that makes entirely more sense, is to come off Exit 18* (southbound), Exit 17 (northbound) from the M11 onto the *L5099 “Rocky Road” to link up to Hawstown Road.

I believe this route was considered previously however it appears that the “Tinakilly route” was chosen due to commitments from a developer at the time to pay for the creation of this road. That justification is hugely flawed.

I would suggest revisiting the L5099 option as a matter of urgency & provide a proper relief route which would alleviate the bottle neck at junction 17 (Rathnew, southbound) as well as providing relief to Wicklow Town & surrounding areas.

This route would also provide access to green field sites in the strategic land bank here that can be zoned as residential and provide adequate housing to meet requirements in the area.

***Pictures of suggested inner relief route:**



3. Infrastructure

I want to express my deep concerns about the significant infrastructure deficiencies that have become apparent over the last number of developments in the Wicklow/Rathnew area. I have outlined some key areas below:

3.1. Education: Access to quality education is a fundamental right that should be available to every child in our village (and surrounding areas). Our village is experiencing population growth, and this trend is likely to continue. As more families move to our area, there is a growing demand for educational institutions to accommodate the needs of our children which are simply not there. Parents of children in the new housing estates in Rathnew/Wicklow are having to travel further afield as they cannot secure places in the local schools. This, in turn, is adding to more traffic on the M11/N11 every day. People should be able to be educated in schools near to where they live, which can have a positive impact on our carbon footprint.

Schools (as well as community centres) serve as focal points for communities. They provide a sense of identity and cohesion. Insufficient school infrastructure can strain the social fabric of our village/town.

3.2 Quality of Life: Access to clean water, sanitation, green spaces, childcare facilities, social clubs/sporting clubs and healthcare facilities contributes to public health and well-being. Currently doctors surgeries are not accepting new patients, leaving new members of our community at risk, or having to put pressure on our already overstretched emergency departments, for things a GP can easily cover. Creches are at capacity causing undue stress for parents and adding to challenges for childcare.

3.3. Flooding and Drainage Issues: During heavy rains, flooding has become a recurring problem due to ineffective drainage systems especially in the vicinity of the newly proposed development at Tinakilly Demesne. I do not believe due diligence has been carried out here regarding the existing floodplains in the Wicklow/Rathnew environs.

Examples of flooding from 17th September 2023: ****Video evidence can be emailed on request****



Location of flooded area:



Examples of flooding from 27th September 2023: ****Video evidence can be emailed on request****



Location of flooded area:



Thank you for your attention on these matters.

Yours sincerely,

A handwritten signature in cursive script that reads "Sinéad Ryan". The signature is written in black ink on a white background.

Sinéad Ryan