



# Draft Wicklow Town – Rathnew LAP Submission - Report

Who are you:	Private Individual
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## Topic

### Residential Development

#### Submission

WTR6 states: Housing development shall be managed and phased to ensure that infrastructure and in particular, community infrastructure, is provided to match the need of new residents.

In recent years, there has been a significant increase in new residential developments in Rathnew, Ashford, and Wicklow. However, infrastructure has not kept pace with this growth. As a lifelong resident, I have observed a decline in the quality of life in Rathnew and Wicklow. This is primarily due to high traffic volumes, an inefficient one-way system that is disrupting Wicklow town, and a shortage of essential services such as GPs, dentists, and schools, which are now reaching capacity. Therefore, no more high-density housing should be approved until the necessary infrastructure improvements are made.

#### SLO 2 – Tinakilly/Newrath

Proposed high density residential area is on elevated land known for flooding; classified as Flood Zones A and B - high risk of flooding. This has been acknowledged in planning documents - waiver has been included absolving those responsible from accountability from future flooding as a result of these new developments. This is extremely concerning for existing and new residents.

The proposed high-density residential area is located on elevated land that is highly susceptible to flooding, classified as Flood Zones A and B. This risk has been acknowledged in the planning documents, which include a waiver absolving those responsible from any future flooding issues caused by these developments. This situation raises serious concerns for both current and future residents in this area.

## Topic

### Rathnew Village Centre Strategy

#### Submission

Vision & OS1 - SLO 2

- High quality of life by providing for a sustainable and local work/life balance within a healthy environment for all who live, work and visit the settlement.
- To protect the identity of Rathnew Village.

Implementing the RIRR road only serves the new proposed residential areas and does not alleviate traffic congestion. An alternative would be Rocky Road, which is not in a flood zone and would effectively divert traffic from Rathnew. This option is more viable, but it appears that the RIRR road is being prioritized because it is funded by housing developers.

It appears that the vision of preserving the 'identity of Rathnew Village' is often overlooked when assigning

postal addresses to new residential areas. Developers frequently omit Rathnew from the address, as seen recently with Tinakilly Park, where Rathnew was excluded from all marketing materials, including any mention of Rathnew's sporting facilities.

### Topic

Community Development (inc. sports facilities & schools, etc)

### Submission

As mentioned above in recent years, there has been a significant increase in new residential developments in Rathnew, Ashford, and Wicklow. Currently sports clubs are already struggling, 450 kids (and growing) on waiting lists and this new development plan will mean no new facilities until 2029. Currently, waiting lists for schools, essential services such as GP's, dentists etc.

### Topic

Heritage / Biodiversity / Heritage Maps

### Submission

2.10 Built Heritage and Natural Environment

In any development proposal for this area, particular cognisance must be taken of the need to respect the existing built fabric and residential amenities enjoyed by existing residents, and maintaining existing parks and other open areas within the settlement.

Why are we constructing a main road through the picturesque Tinakilly Avenue, a beloved spot for both local and distant residents for generations? The sole reason, as previously mentioned, is to accommodate new residential developments. Rocky Road presents a more viable alternative to help ease traffic in Rathnew.

### File