



# Draft Wicklow Town – Rathnew LAP Submission - Report

Who are you:	Private Individual
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Reference:	DWTRLAP-211109
Submission Made	November 19, 2024 9:13 PM

## Topic

Residential Development

## Submission

Please see details in attached PDF document.

## Topic

Rathnew Village Centre Strategy

## Submission

Please see details in the attached PDF document.

## Topic

Heritage / Biodiversity / Heritage Maps

## Submission

Please see details in the attached PDF document.

## File

Draft Wicklow Town - Rathnew LAP 2025– Submission by Sinéad Ryan Final.pdf, 0.55MB

**Date:** 19-Nov-2024

## 1. Right of Way (RoW)

As someone whose family has lived in Tinakilly and Rathnew for generations, I feel a profound connection to the area and a deep responsibility to ensure the rights and heritage of its residents are upheld. Long-term residents of Tinakilly Avenue have an established legal right of way along the entire avenue, extending up to Rathnew Cemetery. This right of way is not merely a convenience; it is a fundamental necessity that must always remain fully protected and uninterrupted.

Wicklow County Council must prioritize and guarantee residents' full and unhindered access to their homes as a non-negotiable condition in the planning and implementation of any new Local Area Plan (LAP). Any attempt to disrupt, limit, or alter this right of way would not only breach the trust of the community but also invite legal action to defend these rights.

Generations of families, including my own, have relied on this right of way as an integral part of life in Tinakilly. To disregard it would be to overlook the history, rights, and dignity of the people who have called this place home for centuries. It is imperative that the council recognises this as a red-line issue and respects the legacy and future of Tinakilly Avenue and its residents.

## 2. De-zoning

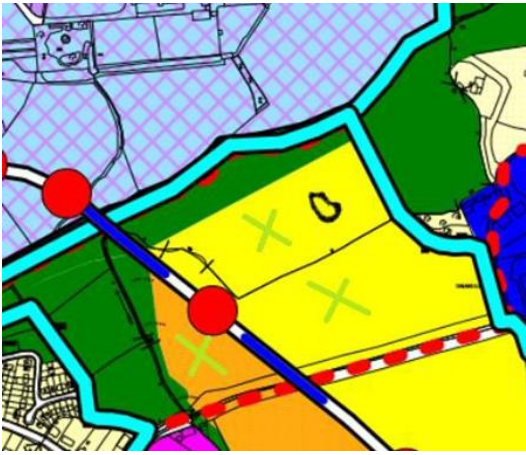
Given the critical shortage of both green passive open spaces and active recreational areas, it is imperative to de-zone Tinakilly avenue and the surrounding lands from residential use (and RIRR) and restore them to their former designation as passive open spaces. This includes the field currently under a planning application for 352 houses (reference: WCC 2360219). Protecting this area from further development is essential to preserving its natural beauty and ecological value.

De-zoning these lands is not merely about halting construction; it is about safeguarding a vital green space for future generations. For decades, this area has provided a peaceful retreat and a connection to nature for the people of Rathnew and beyond. Least we forget how everyone was so grateful for this space during the 2KM & 5KM restrictions during Covid. What will we do the next time? If we allow it to be paved over in the name of unsustainable urban sprawl, we lose more than just land—we lose a part of our heritage, our well-being, and our commitment to a liveable future.

We must also consider the broader consequences of overdevelopment. Continuing to build a “concrete jungle” without adequate green spaces will have far-reaching impacts on mental health, environmental sustainability, and community spirit. By de-zoning Tinakilly's lands and preserving them as open spaces, we ensure that our children and their children can experience the same natural beauty and tranquillity that we have cherished for generations.

This is a decision about more than just land use—it is about choosing a legacy of preservation over destruction, of balance over excess. Let us act now to protect Tinakilly, ensuring it remains a haven for all who call Rathnew home.

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



### 3. Inner Relief Road

The proposed “Inner Relief Road” that aims to cut through Tinakilly Avenue is a short-sighted plan that jeopardizes a vital part of our heritage and natural environment. Tinakilly Avenue is not just a stretch of green; it is a cherished haven of tranquillity, a place of outstanding natural beauty that holds deep significance for the people of Rathnew and beyond. To carve a road through this treasured space is to irreparably damage one of the few remaining green sanctuaries in our area—an act that is both unnecessary and unjustifiable.

Moreover, the proposed road fails to address the very problem it purports to solve. A minor route winding through a housing estate will not provide meaningful relief to the traffic issues in Rathnew and its surrounding areas. It is implausible that drivers would opt for such a convoluted path when more direct alternatives exist. This plan risks sacrificing Tinakilly for a road that will inevitably fail to achieve its intended purpose.

There is a far more practical and logical alternative: utilizing Exit 17 from the M11 onto the L5099 “Rocky Road,” which can connect to Hawstown Road. With the planned upgrades to the L5099, this route would offer a viable and efficient solution while preserving the integrity and beauty of Tinakilly Avenue.

Tinakilly is more than just a green space—it is a vital part of our community’s identity and history. Destroying it for a misguided and ineffective road is a decision that cannot and should not be justified. Let us prioritize sustainable and thoughtful planning, ensuring that we protect our heritage while addressing our infrastructure needs intelligently.

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



## 4. 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:

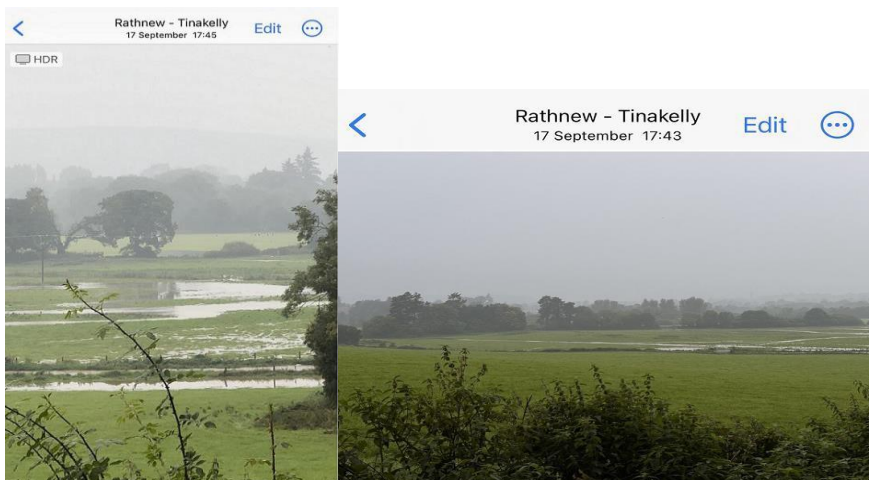
**4.1. Education:** Access to quality education is a fundamental right that should be available to every child in our village (and surrounding areas). Our village is experiencing population growth that is not sustainable, and this trend is likely to continue. As more families move to our area, there 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.

**4.2 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.

### 4.3. 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:

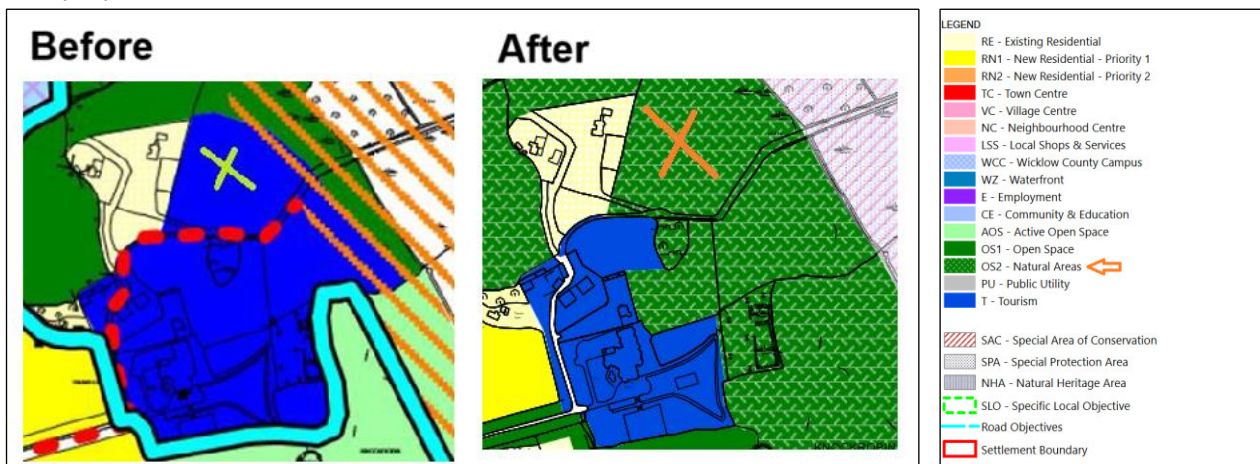


Finally, I want to acknowledge the changes the council have suggested to be implemented following previous submissions made. Specifically:

- 1) **The Fairy Tree:** The council has made provision to “Retain the fairy tree in its current location” (image below):



- 2) **Broadlough SAC/SAP:** Fields surrounding the Special Area of Conservation and Special Area of Protection are now proposed to be zoned as “Natural Area”



Thank you for your attention on these matters.

Yours sincerely,

*Sinead Ryan*

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