

█ Glebemount,
Wicklow.

SUBMISSION TO WICKLOW/RATHNEW LAP AMENDMENTS

We are the owners of █ Glebemount, our house is immediately adjacent to the southern boundary of Fernhill House and lands, which are the subject of Proposed Material Amendment No. 26.

We are very concerned about the negative impact which the development of these lands will have on our home, if the proposed changes to the zoning from Community/Education to permit high density housing on part of the lands as proposed in WCC Proposed Material Amendment No. 26 goes ahead.

While we are aware that submissions to the proposed material alterations must relate to the proposals contained in WCC Material Proposed Amendment No. 26, we cannot ignore the intention indicated in the submission requesting a change in current zoning of these lands, made on behalf of the landowners, the Delahunt family (submission No. 142). As it will be too late making a submission in relation to any future planning application for the lands, once the zoning has been changed.

Our home is a bungalow which will be completely overshadowed by the proposed three storey houses proposed in the Delahunt family submission. The proposed houses are far too close to the rear boundary of our back garden and will completely block the light into the rear of our home and overlook our private open space, this will severely interfere with our enjoyment of our living space. Any housing on these lands should be restricted to a maximum of two stories in height and should be at least 10 metres away from our rear boundary.

The proposal from the Delahunt family also proposes maintaining the Community/Education zoning on Fernhill House and its immediate surroundings to provide a Forest School comprising after school clubs, weekend sessions, school tours & camps and daily childcare services. It also includes a proposal for pedestrian accesses from the site directly into Glebemount. As there is currently no direct means of access from Fernhill to Friarshill the only way to provide same is through the private estate of Glebemount, through lands outside of the ownership & control of the Fernhill landowners. There has been no consultation with residents regarding new pedestrian accesses, which is also a requirement of WCC Material Proposed Amendment No. 2. We object to same as it will increase traffic through the cul de sac on which our home is located.

A pedestrian access to a school at this location would give rise to a huge increase in traffic through the cul de sacs in the vicinity of the new access, as it would definitely be used by motorists to drop/collect from the proposed school, resulting in congestion and give rise to a traffic hazard in a residential area.

This is totally unacceptable to us and to our neighbours. There is very limited parking within the estate as most families have at least 2 cars and only off street parking for 1. Furthermore, many homes have 3 cars, as adult children are living at home because they cannot afford to move out. In addition, there are a lot of young children in the estate who play on the green area adjacent to the proposed pedestrian access, the additional traffic movements caused by a school in the immediate vicinity would be a danger to them.

As you may be aware there is already a preschool in the vicinity at house number █ Glebemount, which opened in the past couple of years. This property is situated on a very busy junction and generates a lot of traffic and dangerous parking on a busy corner during drop off and collection times.

In conclusion, it is requested that any future housing development on these lands should be a maximum of 2 storeys high and should be located at least 10 metres away from the rear boundaries of existing adjacent bungalows. Furthermore, we are completely opposed to any development within Fernhill, which proposes a pedestrian/cycle or any access through Glebemount, as it will constitute a traffic hazard and interfere with the residential amenity of my home.

Jaeline Flanagan

27th March 2025

James Sutton