An Coimisiún Pleanála,
64 Marlborough Street,
Dublin 1, D01 V902

Liam & Deirdre Hilliard,
Deerpark,
Shillelagh,
Co Wicklow.

30th Oct 2026

Ref: Wicklow County Council Planning Ref 2660591- Daire Foley - construct a grain store / machinery shed and all associated site works

Dear sir/madam,

We would like to object to the above proposed development under the following grounds:

1) Road safety
2) Destruction of native trees & hedgerows
3) Development not in keeping with the local environment

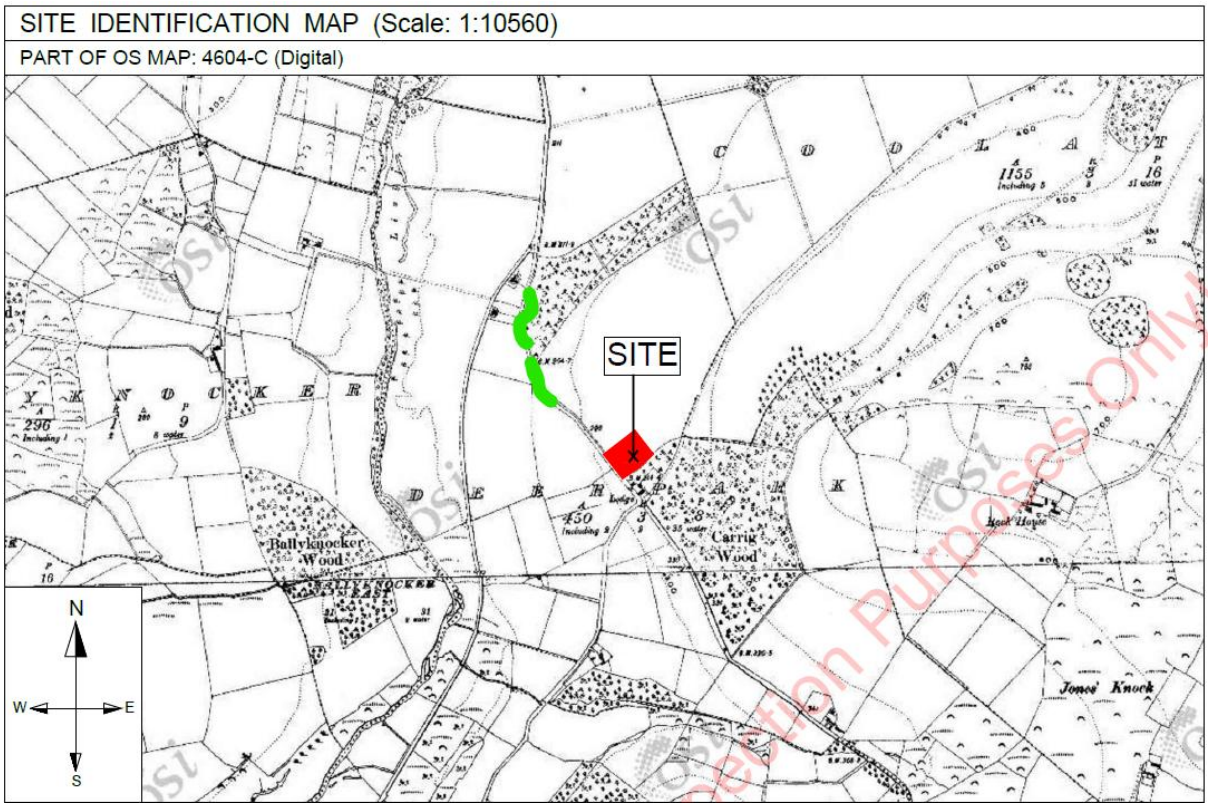
Road safety

The proposed development of a large-scale grain storage facility raises significant concerns regarding road safety and the suitability of the existing rural road network, primarily the L3230, to accommodate the additional traffic that would inevitably be generated. The operation of such a facility would necessitate the regular movement of heavy goods vehicles, including articulated lorries, which are entirely disproportionate to the scale and capacity of the existing narrow rural road.

The road infrastructure is not designed to accommodate frequent movements of large commercial vehicles, particularly where limited road width, restricted visibility, bends, inadequate passing areas and the potential absence of suitable verges may create hazardous conditions. This would increase the risk of collisions involving other road users, including local residents, pedestrians, cyclists, agricultural vehicles and vulnerable road users, such as the many walkers we get to the area. In particular, there are series of very tight bends to the Shillelagh side of the proposed development and if a car was coming up from the village, it would not be able to pass a lorry.

Furthermore, the potential for articulated lorries to meet or pass one another, or encounter other traffic on sections of restricted width, could result in dangerous manoeuvres and obstruction of the public road. The resulting increase in heavy commercial traffic would fundamentally alter the existing rural road environment and create an unacceptable additional safety risk for the local community. It is therefore submitted that the proposed development is inappropriate for this location and that planning permission should be refused on the grounds that the existing road network is unsuitable to safely accommodate the scale and nature of traffic associated with the proposed grain store.

See map below showing the proposed development in red and the very tight series of bends highlighted in green.



Destruction of native trees & hedgerows

The proposed development would result in the destruction of a long-established native hedgerow and the removal of a number of mature oak trees, understood to be approximately 100 years old. These features form an important part of the established rural landscape and represent a significant natural and ecological asset that has developed over many decades. The removal of such mature vegetation would result in an irreversible loss of established biodiversity, wildlife habitats, nesting and feeding areas for birds, and important ecological corridors used by a variety of native species.

In addition to their ecological importance, the hedgerow and mature oak trees contribute significantly to the character and visual amenity of the surrounding countryside, providing natural screening, landscape structure and a sense of place. The loss of trees of this age cannot be adequately compensated for through the planting of replacement saplings, which would take many decades to develop comparable ecological, environmental and landscape value. It is submitted that the destruction of these established natural features represents an unacceptable environmental impact and is contrary to the principles of protecting native biodiversity, mature trees, established hedgerows and the rural landscape.

Trees and hedgerows have also been shown play an important role in relation to carbon sequestration. In a 2014 EPA report titled “Carbon Sequestration by Hedgerows in the Irish Landscape” details how important these are. Every tree counts and established hedgerows are vital.

As part of the Wicklow County Development Plan 2022-2028, chapter 17 makes Wicklow Co Co responsible for “*The preservation of the character of the landscape ……. including the preservation of views and prospects and the amenities of places and features of natural beauty or interest*”. Surely the destruction of established hedgerows is in contravention to this.

Additionally, following on-site safety concerns already raised by Wicklow Co Co, the driveway from the road (L3230) to the proposed building had to be widened to 7m. This is wider than the L3230 that it leads out on to. Also, in order to get from the current level of the field where the building is proposed will also result in very high banked sides due to the difference in the level of the L3230 and the proposed development. Both the width of the required driveway and the high banked sides required cannot be considered as blending in with the local environment.

See photos below

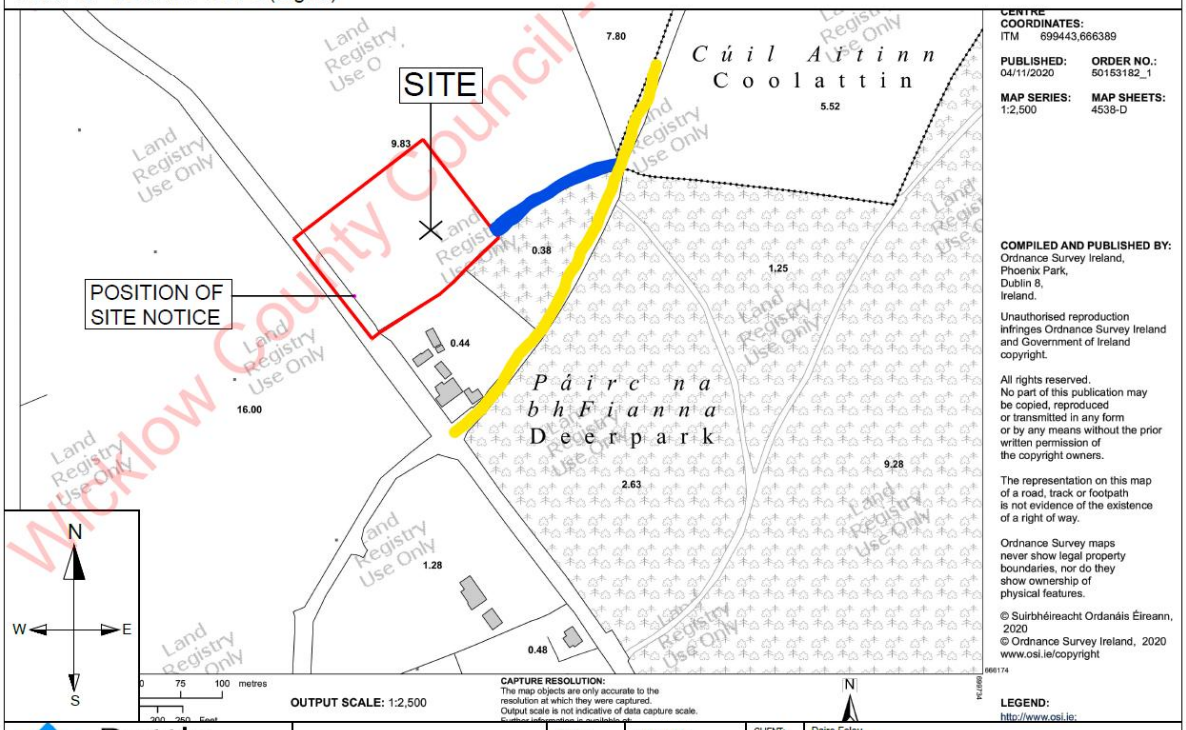




At the very least, a simple solution to this point would be to change the entry/exit point to the proposed development from the currently proposed point that joins directly to the L3230 and instead, develop a driveway (shown in blue below and also part of family lands) up to the existing road, known locally as “New Row” (shown in yellow below). This road was recently upgraded by Wicklow Co Co and has a full asphalt surface and suitable for large vehicles. Note that this is not an overall solution as this still leaves the issue of road safety as described in my first point, but at least the hedgerow and oak trees would be saved.

SITE LOCATION MAP (Scale: 1:2500)

PART OF OS MAP: 4604-C (Digital)



Wicklow County Council - Ins

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PLANNING DRAWING

SCALES:	1:2500, 1:10560
SHEET NO.:	4 OF 4
DRAWING:	SITE IDENTIFICATION MAP SITE LOCATION MAP

CLIENT: Daire Foley,
Coolattin, Shillelagh,
Co. Wicklow.

TITLE: Permission to construct a grain store / machinery shed and all associated site works at Deerpark, Shillelagh, Co. Wicklow.



Development not in keeping with the local environment

The proposed grain storage shed, by virtue of its considerable overall height, scale and massing, would constitute an excessively large and visually dominant structure within an established rural landscape. Its substantial dimensions would make it highly visible over a wide geographical area, potentially from surrounding roads, residential properties and the wider countryside, resulting in a significant and unacceptable visual impact on the rural character and landscape setting of the area.

Its height and bulk would make it difficult to screen effectively, with the visual impact extending well beyond the immediate boundaries of the site. The introduction of such a prominent structure would fundamentally alter the existing rural landscape, detracting from its natural character, visual amenity and established countryside setting.

It is therefore submitted that the proposed development, by reason of its excessive scale, height and visual prominence, is inappropriate for this location and would have an unacceptable detrimental impact on the surrounding landscape. This should be given significant weight in the consideration of the planning appeal.

The above 3 issues are our main points of concern with the development but what also needs to be mentioned is that there are many discrepancies in the measurements of roof heights, floor widths, wall heights on the documentation submitted by the applicant. In one case there is a difference of 1.1m in the ridge height on different documents submitted. These discrepancies were highlighted in my submission to Wicklow Co Co and the outcome of this was not made known to me or is not publicly available. More importantly, the applicant already has an existing mature farm yard in the family, with much safer access onto a larger public road than the L3230. This farmyard has all utilities already existing and would make a much better location for such a development.

I hope you can look favourably on this submission and do what is right for the local environment and it's residents.

Yours sincerely



Liam Hilliard