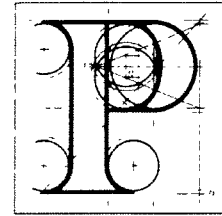


**Our Case Number:** ABP-319137-24

**Planning Authority Reference Number:** 2360219



**An  
Bord  
Pleanála**

Wicklow County Council  
Planning Department  
County Buildings  
Whitegates  
Wicklow Town  
Co. Wicklow  
A67 FW96

WICKLOW COUNTY COUNCIL

U 5 MAR 2024

PLANNING DEPT.

**Date:** 04 March 2024

**Re:** Large scale residential development: construction of 220 houses and 132 apartments; provision of new section of Rathnew Inner Relief Road; associated vehicular and pedestrian access, carriageways, paths and junctions; provision of new vehicular entrance and gates along eastern portion of Tinakilly Avenue and all associated site development works. The planning application is accompanied by an Environmental Impact Assessment Report and Natura Impact Statement. Site of c. 16.8 ha at Tinakilly, Rathnew, Co. Wicklow

Dear Sir / Madam,

Enclosed is a copy of 4 further large-scale residential development appeals under the Planning and Development Act, 2000, (as amended).

As you are aware, the planning authority's decision in the matter is already the subject of an appeal to the Board. Under section 129 of the Planning and Development Act, 2000, (as amended), as a party to the appeal you may make submissions or observations in relation to the enclosed appeal(s) in writing to the Board within 4 weeks beginning on the date of this letter.

**Please note when making a response/submission only to the appeal it may be emailed to [appeals@pleanala.ie](mailto:appeals@pleanala.ie) and there is no fee required.**

Teil	Tel	(01) 858 8100
Glao Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Riomhphost	Email	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

64 Sráid Maoilbhride	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

Any submissions or observations received by the Board outside of that period shall not be considered and where none have been validly received, the Board may determine the appeal without further notice to you. Please quote the above appeal reference number in any further correspondence.

Yours faithfully,



Catherine Flynn  
Administrative Assistant  
Direct Line: 01-8737143

LRD06

Teil  
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Facs  
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64 Sráid Maoilbhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902

**34, Main Street  
Rathdrum  
Co. Wicklow**

**An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1**

29 February 2024

**Planning Register Number : 23/60219**

**Appeal against Order of Wicklow County Council dated 02/02/2024 to grant permission for development of land, namely:-**

**LARGE SCALE RESIDENTIAL DEVELOPMENT** - (a) Construction of 352 no. residential units (b) The proposed development will connect to the Tinakilly Park residential development and Rathnew Village via a new section of the Rathnew Inner Relief Road. The proposed road will join the constructed/under construction elements permitted under WCC Ref. 17/219/ ABP Ref. PL27.301261 and amended under WCC Ref. 22/837 to the south with a section of the link road to the northwest of the site at the R761 roundabout in Rathnew granted under WCC Ref. 21/1333. This includes all associated vehicular and pedestrian access, carriageways, paths and junctions. (c) No proposed works to Tinakilly Country House Hotel (a protected structure Reference No. 25-15) save for works to close the western portion of Tinakilly Avenue to vehicular traffic and the provision of a new vehicular entrance and gates along the eastern portion of Tinakilly Avenue off the Rathnew Inner Relief Road to facilitate access to Tinakilly House and other properties to the east of the site accessed from Tinakilly Avenue. (d) All associated site development works, service provision, infrastructural and drainage works, provision of esb substations, bin stores, bicycle stores, car parking, public lighting, landscaping, open space, and boundary treatment works. (e) The planning application is accompanied by an Environmental Impact Assessment Report and Natura Impact Statement. The application site is generally bounded to the north by greenfield lands, to the east by Tinakilly Country House Hotel (which is a Protected Structure RPS No. 25-15), to the west/southwest by commercial development, the R750 Wicklow – Rathnew Road and Rathnew Village; and to the south by the Tinakilly Park residential development currently under construction. at Site of c.16.8ha, at Tinakilly, Rathnew, Co. Wicklow

**Applicant:** Keldrum Limited

I Leslie Armstrong submitted a letter of observation to Wicklow County Council in relation to the above application on the 18<sup>th</sup> September 2024 and I attach a copy of their letter of Acknowledgement dated the 19<sup>th</sup> September 2024 herewith.

1. I am a director of Claremount Holdings Ltd. the registered owner of lands shaded red on the attached map and registered on Folio WW810. See **Figure 1**. My lands adjoin the site the subject of the above Order of Wicklow County Council dated the 2<sup>nd</sup> February 2024 of a Notification of Decision to Grant permission. My lands are located to the north and west of the applicant's lands and the applicant's lands slope to the north and west.
2. In my letter of observation I stated that my lands are bounded on the east by the Broomhall watercourse and on the north by the Rathnew watercourse. I used the description for both watercourses as given by JBA Consulting in its Flood Risk Assessment dated August 2023. See

<b>AN BORD PLEANÁLA</b>	
LDG-	<u>070403-24</u>
ABP-	_____
29 FEB 2024	
Fee: €	<u>220</u> . Type: <u>c/c</u>
Time:	<u>15:34</u> By: <u>HAND</u>

Figure 2. However I now note that the watercourse on the eastern boundary of my lands is described by Murphy + Sheanon Horticulture and Landscape Architects for the applicant as “Rosanna Lower stream”. Therefore to avoid confusion I am using “Broomhall watercourse/ Rosanna Lower stream” in this appeal.

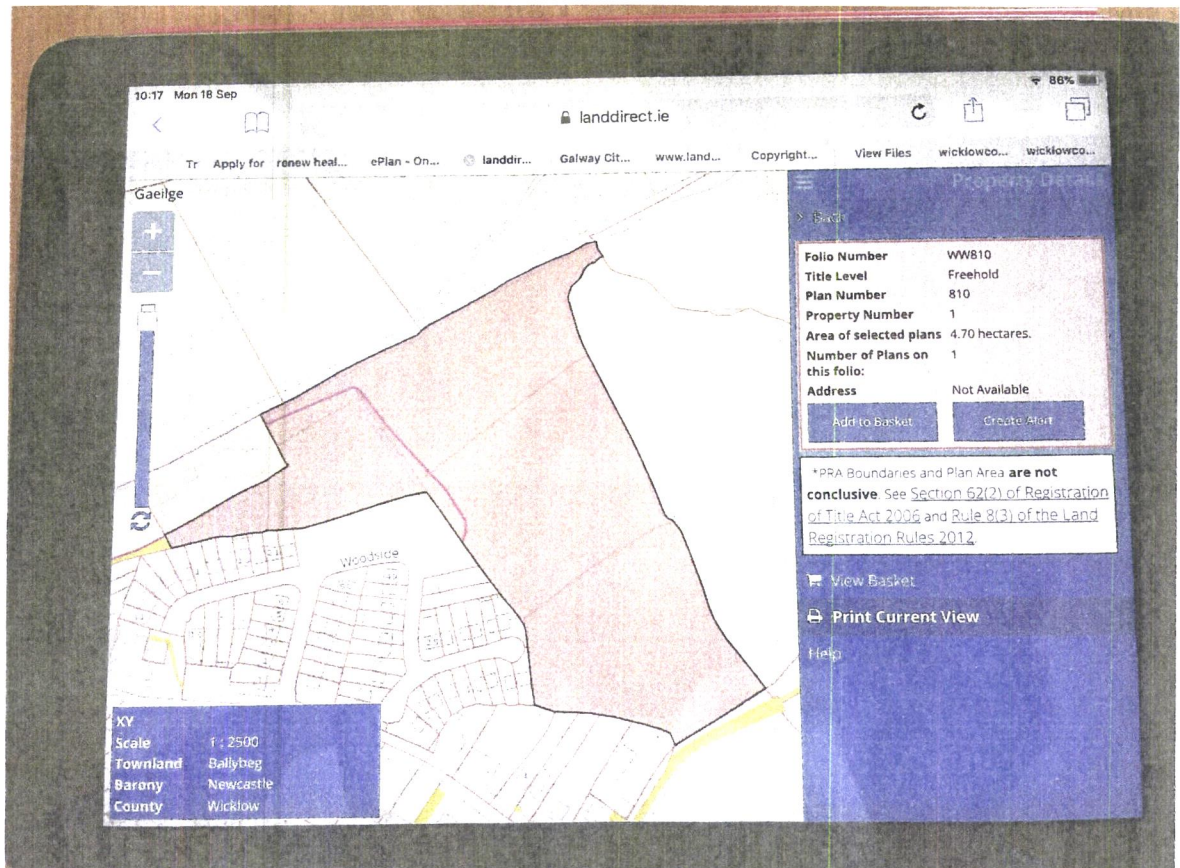


Figure 1: Folio WW 810.

2.1 Location

The proposed residential development is located c.450m east of Rathnew. The site is bounded to the north, west and south by greenfields. Tinakilly country house borders the site to the east.

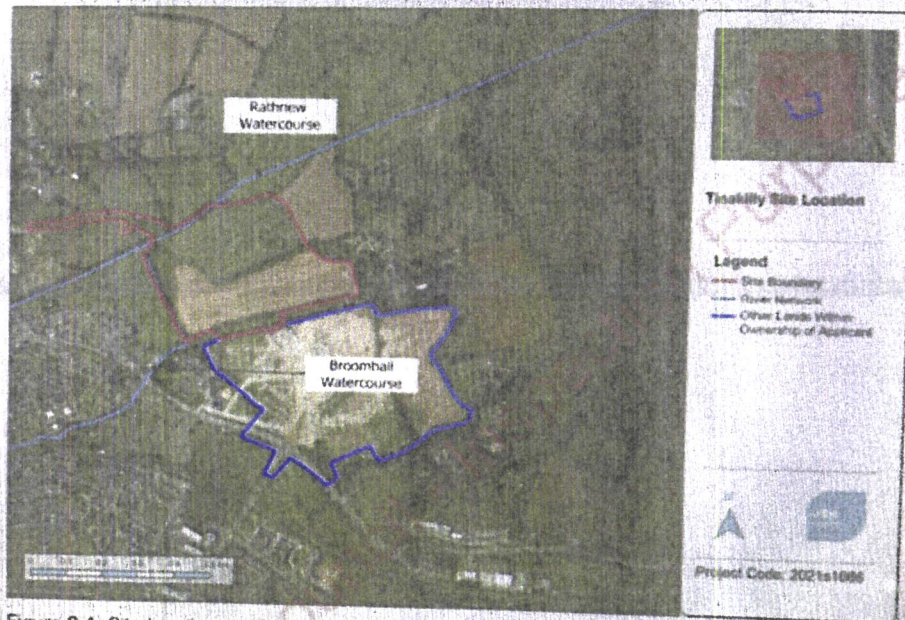


Figure 2-1: Site location

Figure 2: Screenshot of Site location taken from JBA Consulting in its Flood Risk Assessment

3. My lands are located to the east of the applicant's lands and are designated POS – Passive Open Space in the County Wicklow Development Plan. These lands are rented from March to November for grazing. In my letter of observation I requested Wicklow County Council to require the applicant to erect a 2 metre high concrete wall along the western boundary of the applicant site to protect my privacy, the amenity value of my lands, in the interest of proper planning and development, and to prevent illegal dumping by the residents of the proposed development on my lands and in the Broomhall watercourse/Rosanna Lower stream. A review of submissions indicate that concern was also raised by third parties in relation to parts of the boundary of this large development and amendments were subsequently made to the boundary based on these submissions. Of note is that another landowner made a submission in relation to part of the eastern boundary between their land and the applicant's land and Wicklow County Council required the applicant to erect a 2.5 mt. high block wall for this landowner. In contrast, Wicklow County Council disregarded my request and granted permission to the applicant for the existing natural boundary comprising hedgerow and scrub. – see Condition 20 and Landscape and Boundary drawings submitted to Wicklow County Council by Murphy + Sheanon on the 30/11/2023.

The Tree File Ltd., Consulting Arborists for the applicant in their report dated July 2023 state in relation to the hedging:-

“ 4.3 Where it exists, hedging about the site is of a typical agricultural format, often encountered in conjunction with ditch and embankment scenarios. There is much evidence to suggest there once having been continuous Hawthorn-based hedges however, in many instances, the hawthorns are becoming suppressed and discontinuous, with current hedge feature continuity being provided for by a combination of plants and sometimes little more than Bramble thicket.

4.4 The west and northwest of the site and particularly associated with the lower and apparently damp area; we note substantial natural thicket development. This thicket is dominated by goat willow, a species well suited to colonising damp zones that may suffer periodic flooding. This material is dispersed and random often covering large areas. Was a possible ecological interest, the material would not be regarded as suitable for retention within a developed context.”

I am of the view that the existing natural boundary between the applicant's lands and my lands as indicated on Landscape and Boundary drawings submitted to Wicklow County Council by Murphy + Sheanon on the 30/11/2023 is unsuitable as a boundary for this proposed large scale development for the following reasons:-

- (a) The existing boundary is comprised of scrub and thicket and does not provide an impermeable boundary between this large scale development and my lands;
- (b) It will not prevent residents in this proposed large scale residential development or their small animals from traversing the Broomhall watercourse/Rosanna Lower stream to access my lands without my permission;
- (c) It will encourage residents to try to take a short cut over my lands to the Main Street in Rathnew;
- (d) It will encourage illegal dumping in the Broomhall watercourse/Rosanna Lower stream and on my lands and this will place a disproportionate burden on me to take measures to prevent this illegal dumping;
- (e) It will encourage anti social behaviour; and
- (f) My lands are grazed by livestock for a significant portion of the year and are not suitable for access by members of the public or their animals.

In the interest of proper planning and development I request that An Bord Pleanala make it a condition of this grant of planning permission that the applicant erects a 2 metre high concrete wall, cement rendered and capped (similar to the boundary wall stipulated by Wicklow County Council at Condition 20) or a suitable alternative of the same height along the entire boundary between the applicant's lands and my lands.

4. Inland Fisheries Ireland in its letter dated the 11<sup>th</sup> October 2023 stated that both the Rathnew stream and Broomhall watercourse/Rosanna Lower stream are of the highest value in terms of fishery resource and are considered of equal importance as the Murrrough Wetlands SAC into which they flow. In their letter they recommended that the riparian zone for both watercourses should be strictly protected with a minimum buffer of 15m from the proposed development in order to protect identified otter foraging and or nesting and breeding habitat. In the interest of environmental protection, I request that An Bord Pleanála make this recommendation a condition of the grant of planning permission.
5. Inland Fisheries also raised concerns about the deficiencies within the wastewater infrastructure servicing the Wicklow, Rathnew and Ashford Agglomerations and the risk of more frequent and more severe overflows to local waterbodies. The recommended that assurance is sought and given by Uisce Eireann that the receiving foul network can accept and convey the foul waste generated without overloading the existing foul networks capacity. I could not locate a letter from Uisce Eireann giving this assurance on the planning file. I request that assurance be obtained from Uisce Eireann that there is sufficient wastewater infrastructure to accommodate this proposed development and there is no threat of overflow.
6. When I purchased my lands in the mid 1990's both the Rathnew Stream and the Broomhall watercourse/Rosanna Lower stream were mere trickles of water during the Spring and Summer months with an increase in water volume in the Autumn and Winter months. However subsequent significant development upstream of both streams has resulted in a significant increase in the volume of water in both streams. There is no history of past flood events on the applicant's lands or on my lands, or of any flood event in the area surrounding my lands. Similarly the Ordnance Survey maps do not indicate that my lands are "liable to floods". However the OPW Eastern CFRAM study identifies a 10% Fluvial AEP Event on part of my lands adjoining the Broomhall watercourse/Rosanna Lower stream (1 in 10 in any 1 year period); a 1% Fluvial AEP Event on a very small portion of my lands adjoining Tinakilly Avenue (where the Broomhall watercourse/Rosanna Lower stream turns left to join the Rathnew watercourse) ( 1 in a 100 in any 1 year period) and a 0.1% Fluvial AEP Event on part of my lands adjoining the Rathnew watercourse (1 in a 1000 in any 1 year period). Of note is that the OPW qualify their findings by stating that the Ashford/Rathnew area has been modelled as an Area of Further Assessment (AFA) under the Eastern CFRAM Study. (see [www.floodinfo.ie](http://www.floodinfo.ie)).
7. JBA Consulting in their Flood Risk Assessment dated August 2023 state that the applicant proposes to use Sustainable Urban Drainage Systems (SUDS), Settlement ponds and Attenuation tanks to store surface water from proposed hard surfaces in Catchment areas A – E of the proposed development and they state that the surface water from Catchment areas B and D will be released from two Attenuation Tanks in a controlled fashion into the Broomhall watercourse/Rosanna Lower Stream. They state that the greenfield runoff rate at the development site has been established as 6.56 l/s/ha. and that a total attenuation storage volume of 3,369m<sup>3</sup> is required for the development site, and a total attenuation storage volume of 3,369m<sup>3</sup> is provided. However they fail to provide extra storage capacity for the inevitable increase in hard surface areas as a consequence of home owners erecting extensions to their homes, together with patios and garden sheds and the tarmac (albeit illegally) of their driveways. They also fail to take into account the run off from existing upstream developments. I request that the applicant be required to provide:-
  - (a) projected calculations for the inevitable increase of hard surfaces as a consequence of home owners carrying out further works to their homes, and
  - (b) the cumulative effect of run off from the proposed development when combined with existing developments upstream and future anticipated Climate change and how this cumulative figure will impact on my property.

8. Inland Fisheries Ireland in their letter dated the 11<sup>th</sup> October 2023 state that IFI are aware of difficulties being caused within the catchment areas of both the Rathnew stream and Broomhall watercourse/Rosanna Lower stream because of recent developments in the area. They cite *inter alia* poorly maintained SUDs infrastructure and a general lack of care and awareness from on-site practices and they go on to state:-

"IFI are witnessing real problems within watercourses resulting from poorly designed undersized and badly maintained SUDs and wastewater infrastructure".

I am not aware of any Management Measures being initiated by Wicklow County Council to comprise *inter alia* a review of the maintenance of existing Attenuation tanks, Settlement ponds, Detention basins or swales in housing estates upstream of the proposed development, or the implementation of general river maintenance in the environs of Rathnew in consultation with Inland Fisheries Ireland.

IFI advocate the approach taken by DLRCC in relation to Stormwater Management Policy for new developments and they recommend the following in relation to maintenance:-

"..the Applicant must submit a post-construction maintenance specification and schedule for the drainage system, including SuDs measures and attenuation system to Wicklow County Council for their approval"

This wording was taken from the DLRCC "Stormwater Management Policy (including Stormwater Audit Procedure)" however DLRCC includes a further sentence that states:-

"This maintenance specification and schedule must be included in the Safety file".

The density of this proposed development can only be achieved with the provision of Settlement ponds and Attenuation Tanks – both of which require long term maintenance in order to work effectively and prevent flooding of adjoining lands in the future. I am concerned that the applicant fails to outline how the Settlement ponds and Attenuation Tanks for this large scale development will be maintained once the estate is completed.

9. In it's Notification of Decision to Grant Wicklow County Council states at Condition 18 that the applicant shall comply with the requirements of the "Greater Dublin Strategic Drainage Study" and the Ciria SuDs Manual C753 for interception storage. I submit that:-

(a) The "Greater Dublin Strategic Drainage Study Volume 2 New Development" is a policy document that requires Local Authorities to develop policies for new developments that are appropriate for the provision of future drainage services in the Greater Dublin region. The study states that these policies would assist Local Authorities to comply with their legal responsibilities, their planning and development objectives and would, in so far as practicable, conform to good international practice. A particular requirement from the study is that policies adopted across the region should facilitate a uniform and consistent approach to urban drainage infrastructure planning, design, construction and operation with the identification of similar approaches for Local Suthorities to adopt as to how drainage infrastructure for new development is managed. With respect the "Greater Dublin Strategic Drainage Study" is a policy document to assist Local Authorities in deciding whether or nor to grant planning permission for a particular development and not a document to be adhered to by the applicant after the grant of planning permission.

(b) In relation to the SuDs Manual C753 Ciria state:-

"This publication covers the planning, design, construction and maintenance of Sustainable Drainage Systems (SuDS) to assist with their effective implementation within both new and existing developments. It looks at how to

maximise amenity and biodiversity benefits, and deliver the key objectives of managing flood risk and water quality. There is also supporting information covering topics such as materials, landscape design, maintenance, community engagement and costs and benefits.

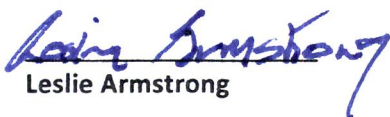
The guidance provides the framework for designing SuDS with confidence and to maximise benefits. Its contents are relevant for a wide-range of professions and roles and it highlights that through engagement and collaboration SuDS can be integrated into the design of urban areas, to create high quality places for future generations.”

I submit that Wicklow County Council should have been satisfied that the applicant had submitted sufficient information to demonstrate that it would comply with the Greater Dublin Strategic Drainage Study and the Ciria SuDs Manual C753 prior to making the Order of a Decision to Grant Planning Permission and to ensure compliance, they should have inserted a specific condition either stating that the Council would satisfy itself that the applicant had complied with the Greater Dublin Strategic Drainage Study and the Ciria SuDs Manual C753, or requiring the applicant to submit a Report from an appropriate professional (with Professional Indemnity Insurance) certifying that all requirements of the Greater Dublin Strategic Drainage Study and Ciria SuDs Manual C753 had been complied with post completion of each phase of the development.

10. JBA Consulting state that the applicant proposes to construct two culverts under the proposed bridge over the Rathnew stream comprising part of the Rathnew Inner Relief road however they fail to state how these culverts will be maintained post development to prevent downstream flooding of my lands. My understanding is that the OPW has no statutory responsibility for the maintenance of the Rathnew and Rosanna Lower watercourses under its statutory Arterial Drainage remit and Wicklow County Council is not maintaining these watercourses under the statutory Drainage District Schemes. However the OPW states that outside of Arterial Drainage and Drainage District Schemes the obligation is on the landowner to maintain watercourses on or near their lands to mitigate flooding. (see [www.floodinfo.ie](http://www.floodinfo.ie)). As I am bounded by both watercourses – both of which are of concern to the Inland Fisheries Board, this places a disproportionate burden on me.

I enclose payment in the sum of €220 and await the decision of An Bord Pleanala in due course.

Thank you,

  
Leslie Armstrong





**Comhairle Contae Chill Mhantáin**  
**Wicklow County Council**

**Forbairt Pleanála agus Comhshaoil**  
**Planning Development and Environment**

Aras An Choiste - County Buildings  
 Chill Mhantáin / Wicklow  
 Clárúil / Tel (0404) 20148  
 Faisc / Fax (0404) 49462  
 Ríphost / Email [plandev@wicklowcoco.ie](mailto:plandev@wicklowcoco.ie)  
 Seoladh / Website [www.wicklow.ie](http://www.wicklow.ie)

19/09/2023

Leslie Armstrong  
 34 Main Street  
 Rathdrum  
 Co. Wicklow

**ACKNOWLEDGEMENT of RECEIPT of SUBMISSION or OBSERVATION on a  
 PLANNING APPLICATION**

**THIS IS AN IMPORTANT DOCUMENT**

**KEEP THIS DOCUMENT SAFELY. YOU WILL BE REQUIRED TO PRODUCE THIS ACKNOWLEDGEMENT  
 TO AN BORD PLEANÁLA IF YOU WISH TO APPEAL THE DECISION OF THE PLANNING AUTHORITY.  
 IT IS THE ONLY FORM OF EVIDENCE THAT WILL BE ACCEPTED BY AN BORD PLEANÁLA THAT A  
 SUBMISSION OR OBSERVATION HAS BEEN MADE TO THE PLANNING AUTHORITY ON THE  
 PLANNING APPLICATION.**

**PLANNING AUTHORITY NAME** Wicklow County Council

**PLANNING APPLICATION REFERENCE** No.2360219

A submission/observation in writing, has been received from  
 Leslie Armstrong on 18/09/2023 in relation to the above planning application.

The appropriate fee of €20 has been paid. *(Fee not applicable to prescribed bodies)*

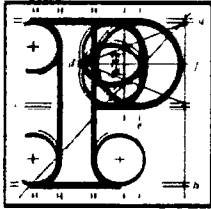
The submission/ observation is in accordance with the appropriate provisions of the Planning and  
 Development Regulations 2001(as amended) and will be taken into account by the planning  
 authority in its determination of the planning application.

  
**SENIOR EXECUTIVE OFFICER**  
**PLANNING, DEVELOPMENT AND ENVIRONMENT**

Date 19/09/2023

Planning Authority Stamp

WICKLOW COUNTY COUNCIL  
 19 SEP 2023  
 PLANNING DEPT.



An  
Bord  
Pleanála

AN BORD PLEANÁLA	
LDG-	070363-24
ABP-	
28 FEB 2024	
Fee: €	220.00 Type: PMS
Time:	9.00 am By: Reg Post

## Planning Appeal Form

### Your details

#### 1. Appellant's details (person making the appeal)

Your full details:

(a) Name

Les and Lynda Martin

(b) Address

The Treehouse, Tinakilly, Rathnew, Co.Wicklow

### Agent's details

#### 2. Agent's details (if applicable)

If an agent is acting for you, please also provide their details below. If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

N/A

(b) Agent's address

N/A

## Postal address for letters

3. During the appeal we will post information and items to you or to your agent. For this appeal, who should we write to? (Please tick ✓ one box only.)

You (the appellant) at the address in Part 1

The agent at the address in Part 2

## Details about the proposed development

4. Please provide details about the planning authority decision you wish to appeal. If you want, you can include a copy of the planning authority's decision as the appeal details.

**(a) Planning authority**

(for example: Ballytown City Council)

Wicklow County Council

**(b) Planning authority register reference number**

(for example: 18/0123)

23/60219

**(c) Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Ballytown)

Rathnew, Co. Wicklow

## Appeal details

5. Please describe the grounds of your appeal (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

Our objection is based on the severance of our existing legally registered vehicular right of way access and the negative impact that will have on our lives and the amenity of our property which is located directly adjacent to this development.

Our home is one of the existing private properties on the eastern side of the developemnt that uses tinakilly avenue as access. (see attached plan)

Permission has been granted to bisect tinakilly avenue and cut off our existing access to our village and community of Rathnew. We were assured by the developer that this would not happen and feel agrieved and let down by Wicklow county council in their assessment of this aspect of this development.

We contest that...

1. The applicant does not have a right to remove our existing access without agreement. We were told it would be left in place and we would have controlled access to use it.
2. The extent of the current avenue access does not fall within the boundaries of this planning application. Assurances therefore cannot be given that access through the land on the western end of the avenue to the R750 will be guaranteed indefinitely. This land is owned by several other 3<sup>rd</sup> parties and is not subject to the conditions of this application. The existing gate on the avenue could be closed, and the access point to the village at the R750 could be closed at any time. It appears to us that the planner has misinterpreted to the area in question, the ownership of it and the location of the gate. (see attached plan). We ask that assurances be given that this right of way be guarateed indefinitely right up to the R750 somehow.

5. Please describe the grounds of your appeal (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

3. We do not agree with the planners report and find it a insulting that it states removal of this vehicular access will encourage us existing residents walk or cycle. We have an 8 year old who is mobility impaired. We cannot easily walk or cycle to and from the village and we do not want to have to circumnavigate it in the car through multiple busy junctions to visit our family and enjoy life in the local community. This change will genuinely have a real negative effect on our lives here.

Kind Regards

Les and Lynda Martin



## **Supporting material**

- 6. If you wish you can include supporting materials with your appeal.**

**Supporting materials include:**

- **photographs,**
- **plans,**
- **surveys,**
- **drawings,**
- **digital videos or DVDs,**
- **technical guidance, or**
- **other supporting materials.**

## **Acknowledgement from planning authority (third party appeals)**

- 7. If you are making a third party appeal, you must include the acknowledgment document that the planning authority gave to you to confirm you made a submission to it.**

## **Fee**

- 8. You must make sure that the correct fee is included with your appeal. You can find out the correct fee to include in our Fees and Charges Guide on our website.**

## Oral hearing request

9. If you wish to request the Board to hold an oral hearing on your appeal, please tick the “yes, I wish to request an oral hearing” box below.

Please note you will have to pay an **additional non-refundable fee of €50**. You can find information on how to make this request on our website or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

**Yes, I wish to request an oral hearing**

**No, I do not wish to request an oral hearing**

NALA has awarded this document its Plain English Mark

Last updated: April 2019.



**Acknowledgement of receipt of submission on a planning application**

OnlinePlanning <onlineplanning@planning.localgov.ie>

Mon 9/18/2023 11:47 AM

To:lesmartin5@hotmail.com <lesmartin5@hotmail.com>



Submission No.: 150000006672

Date of Issue:

18/09/2023 12:47pm

**THIS IS AN IMPORTANT DOCUMENT**

KEEP THIS DOCUMENT SAFELY. YOU WILL BE REQUIRED TO PRODUCE THIS ACKNOWLEDGEMENT TO AN BORD PLEANALA IF YOU WISH TO APPEAL THE DECISION OF THE PLANNING AUTHORITY. IT IS THE ONLY FORM OF EVIDENCE WHICH WILL BE ACCEPTED BY AN BORD PLEANALA THAT A SUBMISSION OR OBSERVATION HAS BEEN MADE TO THE PLANNING AUTHORITY ON THE PLANNING APPLICATION.

Wicklow County Council

PLANNING APPLICATION REFERENCE No: 2360219

A submission/observation in writing, has been received from Les and Lynda Martin on 15/09/2023 in relation to the above planning application.

The appropriate fee of €20 has been paid. (Fee not applicable to prescribed bodies)

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations 2001 and will be taken into account by the planning authority in its determination of the planning application.

Yours faithfully,  
*Wicklow County Council*

\*\*\*\*\* This message is intended only for the use of the person(s) to whom it is addressed. It may contain information which is privileged and confidential within the meaning of applicable law. If you are not the intended recipient, please contact the sender as soon as possible. The views expressed in this communication may not necessarily be the views held by LGMA (Local Government Management Agency). Any attachments have been checked by a virus scanner and appear to be clean. Please ensure that you also scan all messages, as LGMA does not accept any liability for contamination or damage to your systems. \*\*\*\*\*

\*\*\*\*\* Is faoi rún agus chun úsáide an té a sheoltar an ríomhphost seo agus aon comhad atá nasctha leis. Má bhfuair tú an ríomhphost seo trí earráid, déan teagmháil leis an seoltóir a luaithe is féidir. Ní hionann na tuairimí luaithe sa ríomhphost seo agus tuairimí An Ghníomhaireacht Bainistíochta Rialtais Áitiúil Deimhnítear leis an bhfo-nóta seo freisin go bhfuil an teachtaireacht ríomhphost seo agus aon comhad atá nasctha leis scuabtha le bogearraí frithviorais chun viorais ríomhaire a aimsiú agus is cosúil go bhfuil siad glan. Bí cinnte an ríomhphost seo a mionscrúdú, mar ní ghlacann An Ghníomhaireacht Bainistíochta Rialtais Áitiúil freagracht faoi aon damáiste a dhéanfaí le do chórais ríomhaireachtaí. \*\*\*\*\*



# Kiaran O'Malley+Co.Ltd.

Town Planning Consultants

Kiaran O'Malley and Co Ltd.  
2, Priory Office Park  
Stillorgan Road  
Blackrock  
Co Dublin  
A94 P281

**DIRECTORS:** JOHN O'MALLEY BA BAI MRUP Dip EIA Mgt Dip E. E. F. MIEI MURP MURP  
RAYMOND O'MALLEY BA BAI MURP Dip EIA Mgt MIEI

Tel: +353 1 2832077 / 2835156  
E-mail: info@kom.ie  
Website: www.kom.ie

29<sup>th</sup> February 2024

An Bord Pleanála  
64 Marlborough Street  
Dublin 1

<b>AN BORD PLEANÁLA</b>	
IDG-	070400-24
ABP-	_____
29 FEB 2024	
Fee: €	220 Type: <u>CTH</u>
Time:	13:26 By: <u>Hand</u>

**Plan No.:** 23/60219

**Proposal:** LARGE SCALE RESIDENTIAL DEVELOPMENT - (a) Construction of 352 no. residential units  
(b) The proposed development will connect to the Tinakilly Park residential development and Rathnew Village via a new section of the Rathnew Inner Relief Road. The proposed road will join the constructed/under construction elements permitted under WCC Ref. 17/219/ ABP Ref. PL27.301261 and amended under WCC Ref. 22/837 to the south with a section of the link road to the northwest of the site at the R761 roundabout in Rathnew granted under WCC Ref. 21/1333. This includes all associated vehicular and pedestrian access, carriageways, paths and junctions. (c) No proposed works to Tinakilly Country House Hotel (a protected structure Reference No. 25-15) save for works to close the western portion of Tinakilly avenue to vehicular traffic and the provision of a new vehicular entrance and gates along the eastern portion of Tinakilly Avenue off the Rathnew Inner Relief Road to facilitate access to Tinakilly House and other properties to the east of the site accessed from Tinakilly Avenue. (d) All associated site development works, service provision, infrastructural and drainage works, provision of ESB substations, bin stores, bicycle stores, car parking, public lighting, landscaping, open space, and boundary treatment works. (e) The planning application is accompanied by an Environmental Impact Assessment Report and Natura Impact Statement. The application site is generally bounded to the north by greenfield lands, to the east by Tinakilly Country House Hotel (which is a Protected Structure RPS No. 25-15), to the west/southwest by commercial development, the R750 Wicklow – Rathnew Road and Rathnew Village; and to the south by the Tinakilly Park residential development currently under construction..

**Decision Date:** 2<sup>nd</sup> February 2024

**Appeal By:** 29<sup>th</sup> February 2024

## Re: THIRD PARTY PLANNING APPEAL

Dear Sir or Madam,

This is a third party planning appeal on behalf of *Eileen M Howell, Rathkilly Lodge, Tinakilly, Rathnew, Co. Wicklow* in respect of Wicklow County Council's notification of decision to grant planning permission for above planning application. Attached is a cheque for € 220 in respect of the prescribed fee, a copy of our client's receipt for submission, and a copy of the local authority decision. Our client is opposed to the proposed development that would impede her legally enforceable right of way at Tinakilly Avenue, it would

be pre-mature pending the approval of the Wicklow Town Rathnew Local Area Plan 2024, and it would have a detrimental impact on the architectural heritage of Tinakilly House, a protected structure and its historic access avenue. The Board is invited to overturn the decision of the local authority and refuse planning permission. The grounds of appeal are set out below.

## **GROUNDINGS OF APPEAL**

### **Right of Way**

The proposed development would impede on her right of way along Tinakilly Avenue and thus it cannot be implemented. Our client's property is northeast of the appeal site with vehicular access provided along Tinakilly Avenue via a legally enforceable right of way. Her property comprises folios WW15605F and WW22229F; see original folios enclosed. The legal right of way for access to her property is along the full length of Tinakilly Avenue<sup>1</sup>, across and around Tinakilly County House Hotel to her land. For ease of reference, the following is the precise text from the folio:

*"There is appurtenant to the property a right to pass and repass at all times by day and night on foot and with or without vehicles for all purposes over part of the Townland of Tinakelly by way shown coloured yellow on plan 8 on the Registry Map (O.S. 25/6)."*

Page 8 of 8 with folio WW22229F very clearly shows the alignment of our client's right of way through Tinakilly Avenue. It should be readily apparent to the Board that the proposal would therefore sever that right of way and prevent our client using it from the R750 to the proposed T-junction of the Avenue and the Rathnew Inner Relief Road (RIRR). Our client's right of way is also registered as a burden on the land in Folio WW38002F. Attached is a copy of the folio plus a screengrab of the map<sup>2</sup>. Our client's home was originally constructed by Ian Arthur Findlay and Angela Kathleen Taylor McClelland Findlay (see Burden No. 3 on folio WW38002F), so as their assign, she now has the full benefit of that right of way.

The Board is invited to assess this as a planning issue and not to dismiss it on the basis that there is a remedy in the Courts. The proposal includes works to Tinakilly Avenue including the future use of part of the avenue for pedestrians and cyclists only. The planning importance of this aspect of the proposal was specifically raised in the submission by the National Transport Authority and pedestrian and cycling routes were included in the Council's further information request. Despite our client twice raising the direct conflict with her right of way in her submissions on the application, the planning authority has failed to assess or consider the applicant's ability to implement that aspect of the proposed development.

As presented, the applicant has insufficient legal interest to carry out the proposed development. Our client's legal right of way cannot be trumped by any decision of the planning authority or An Bord Pleanála on this application. Given the planning importance placed on delivering the RIRR, the associated pedestrian and cycle linkages and permeability, and the proposed use of part of the avenue as communal open space for some of the proposed duplex units, this entire scheme is redundant without our client and other parties relinquishing her right of way along Tinakilly Avenue.

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<sup>1</sup> She also has a right of way by virtue of declarations of long usage from the R750 to the start of Tinakilly Avenue.

<sup>2</sup> An original of the map isn't currently available due to mapping being updated by Tailte Éireann.

### **Pre-Mature Development**

It is submitted that the proposed development is premature pending the publication and adoption of the forthcoming Wicklow Town Rathnew Local Area Plan 2024. There does not appear to be any statutory development plan or local area plan in place pertaining to the appeal site. From the planning officer's report, it is noted that the most recent development plan for the area is the Wicklow Rathnew Development Plan 2013-2019. Despite it being raised in a number of third party observations that that plan is out of date, the planning officer's reports on this LRD application do not appear to address or counter this point. Further, in the applicant's planning report at the start of section 10 it states "*the [2013] plan remains the most recent relevant statutory context in place for Wicklow and Rathnew*". We are not aware that the 2013 Plan has been extended or renewed, so it would appear that there is no extant development plan for the site.

The planning application and planner's reports also refer to a Clermont-Tinakilly Action Area Plan ("the AAP") that appears to have been approved by Wicklow County Council on 20<sup>th</sup> September 2021. We couldn't find that Plan on the Council's website, so we have requested a copy of it from the planning authority. The AAP would appear to have been approved some 2 years after the expiration of the development plan in 2019, so it is unclear as to what statutory basis that approval was made. We did locate on the Council's website<sup>2</sup> an earlier AAP prepared by PD Lane Associates on behalf of Crackington Limited for the lands under the Wicklow Environs and Rathnew Local Area Plan 2008 that was lodged to the Council in December 2009 but its status is unknown and it isn't referenced in the application papers.

The applicability or otherwise of the 2013 development plan is relevant in the context of the population targets for the plan area and in turn, the appeal site including whether or not it is currently zoned for residential development or will be zoned residential in any new plan. Section 10(8) of the Planning and Development Act 2000 (as amended) provides that "*There shall be no presumption in law that any land zoned in a particular development plan (including a development plan that has been varied) shall remain so zoned in any subsequent development plan*", so if the 2013 Plan is out of date, which appears to be the case, a continuation of the previous residential zoning cannot be assumed.

The recently approved Wicklow County Development Plan 2022-2028 includes a population target of 18,515 persons by Q2 of 2028 for Wicklow Rathnew whereas the Wicklow Rathnew Development Plan 2013-2019 includes an estimate of 24,000 for 2022 (see Table 1.1 on page 11 of the 2013 Plan). There is a material difference between the 2013 Plan, which the planning authority appears to be still having regard to and the Wicklow County Development Plan 2022-2028 that provides updated population figures in its Core Strategy. There appears to be a significant over-zoning of land in the 2013 Plan for some +5,485 persons, which is the equivalent of a small town or c. 30% of the updated and revised target for 2028.

The Board is invited to agree that the 2013 development plan is now out of date and that any development proposal for the appeal site is thus premature pending the publication and adoption of the forthcoming Wicklow Town Rathnew Local Area Plan 2024. In addition, it is submitted that the applicant has not demonstrated that the proposal is consistent with the Core Strategy as set out in the Wicklow County

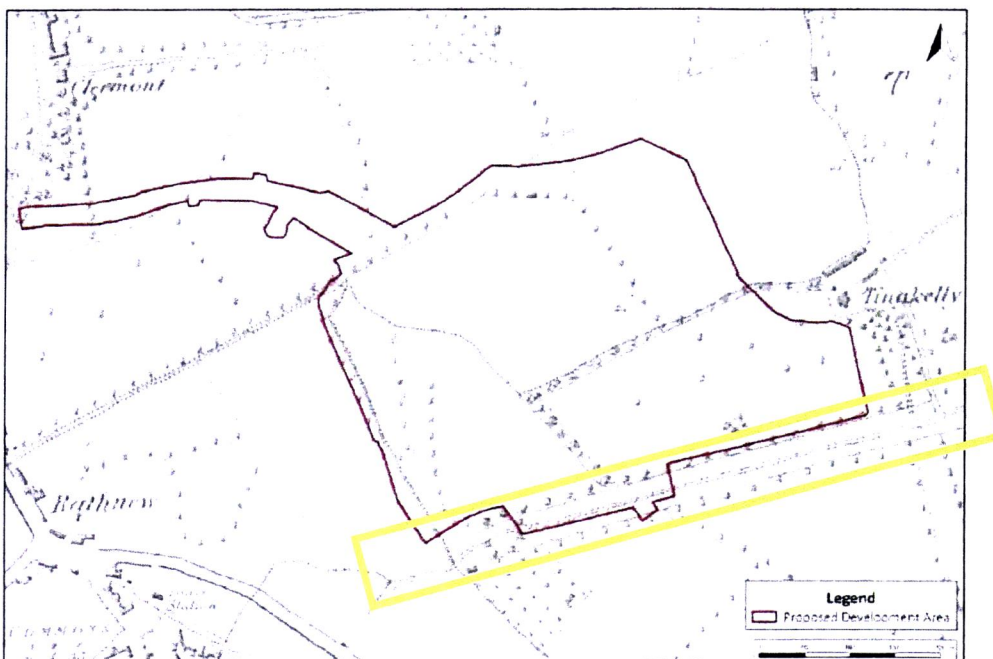
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<sup>2</sup> See [https://www.wicklow.ie/Portals/0/Documents/Planning/Development-Plans-Strategies/Local-Area-Town-Settlement-Plans/Wicklow-Town-Rathnew/Wicklow-Environs-Rathnew-LAP-2008-2014/Wicklow\\_Town\\_Environs\\_Rathnew\\_LAP\\_2008\\_-2014\\_Action\\_Area\\_1\\_B\\_.PDF](https://www.wicklow.ie/Portals/0/Documents/Planning/Development-Plans-Strategies/Local-Area-Town-Settlement-Plans/Wicklow-Town-Rathnew/Wicklow-Environs-Rathnew-LAP-2008-2014/Wicklow_Town_Environs_Rathnew_LAP_2008_-2014_Action_Area_1_B_.PDF)

Development Plan 2022-2028, in particular, with regard to the materially lower 2028 population target for Wicklow and Rathnew.

**Architectural Heritage**

The environmental impact assessment report (EIAR) fails to consider any impact on the architectural heritage of Tinakilly Avenue and the setting of Tinakilly House, which is a protected structure. Chapter 12 of the EIAR is titled Architectural, Archaeological and Cultural Heritage but there is zero consideration in that chapter on the potential environmental impacts from the proposal as they relate to architectural heritage either within the appeal site or within the environs of the appeal site. It is our position that the entirety of Tinakilly Avenue is within the curtilage of the protected structure and thus the protection afforded to Tinakilly Country House Hotel extends to include the avenue. The Board is referred to the OS Map from 1840 in figure 12.5 of the EIAR, which for ease is the image below.



**Figure 12.5 – Extract from the first edition OS map of 1840 showing the proposed development area**

We have highlighted Tinakilly Avenue inside the yellow box. It is evident from the 1840 OS Map that the Avenue is the historic access route to Tinakilly House and thus the Board is invited to agree that it is within the historic curtilage of the protected structure.

The proposed development includes a number of provisions that would directly impact on Tinakilly Avenue that in turn would have a detrimental impact on the setting of Tinakilly House. These includes severing the historic avenue with the Rathnew Inner Relief Road (RIRR), widening of the avenue and the formation of a T-junction with the RIRR, the provision of automated bollards, the erection of black estate railing (per condition no. 21 of the Council’s decision), and the change of use of part of the avenue to communal open space to serve some of the proposed duplex apartments.

The proposal would fundamentally and permanently alter the historic character of Tinakilly Avenue and the overall setting of the protected structure that, if approved, would be approached through a substantial housing estate via the RIRR as opposed to along the historic intact avenue to the protected structure. The EIAR has failed to even consider the potential impact on the architectural heritage instead only assessing archaeology and cultural heritage. As a result, it is submitted that the EIAR is flawed because it has not assessed one of the aspects of the environment that the applicant is obliged to consider. As presented in the planning application and the revision in the further information response, the proposed development would have a profound negative impact on architectural heritage and should be refused on that basis.

### **Planning Conditions**

Strictly without prejudice to our client's position that planning permission is refused for the reasons set out above, in the event the Board decides to grant permission, it is requested to attach the following conditions:

1. Prior to the commencement of development, the applicant shall submit to the planning authority for its written agreement, a revised site layout plan that omits all proposed works within Tinakilly Avenue i.e. no works are approved within Tinakilly Avenue.
2. No construction traffic whatsoever shall use Tinakilly Avenue as a means of access during the construction phase of the proposed development. All construction related traffic shall only access the site at the north west corner of the application site.

Please acknowledge receipt of this appeal and direct all future correspondence to this office.

Regards,

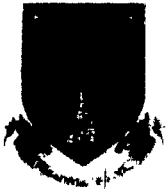


**Raymond O'Malley**

Kieran O'Malley & Co. Ltd.

ROM: rom

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|------------|---|
| Enclosures | <ol style="list-style-type: none"><li>1. A cheque for € 220 payable to An Bord Pleanála</li><li>2. A copy of our client's receipt for submission</li><li>3. A copy of the local authority decision</li><li>4. Original folios WW15605F and WW22229F</li><li>5. Copy of folio WW38002F plus screengrab map</li></ol> |
|------------|---|



COMHAIRLE CONTAE CHILL MHAIDEÁIN  
WICKLOW COUNTY COUNCIL

Forbairt Pleanála agus Comhshaol  
Planning Development and Environment

1  
Aras An Chontae / County Buildings  
Cill Mhantáin / Wicklow  
Guthán / Tel: (0404) 20142  
Fais / Fax: (0404) 69467  
Rphost / Email: [plande@wicklowco.ie](mailto:plande@wicklowco.ie)  
Suíomh / Website: [www.wicklow.ie](http://www.wicklow.ie)

11/09/2023

Eileen M Howell  
Rathkilly Lodge  
Tinakilly  
Rathnew  
Co. Wicklow

ACKNOWLEDGEMENT of RECEIPT of SUBMISSION or OBSERVATION on a  
PLANNING APPLICATION

THIS IS AN IMPORTANT DOCUMENT

KEEP THIS DOCUMENT SAFELY. YOU WILL BE REQUIRED TO PRODUCE THIS ACKNOWLEDGEMENT TO AN BORD PLEANÁLA IF YOU WISH TO APPEAL THE DECISION OF THE PLANNING AUTHORITY. IT IS THE ONLY FORM OF EVIDENCE THAT WILL BE ACCEPTED BY AN BORD PLEANÁLA THAT A SUBMISSION OR OBSERVATION HAS BEEN MADE TO THE PLANNING AUTHORITY ON THE PLANNING APPLICATION.

PLANNING AUTHORITY NAME Wicklow County Council

PLANNING APPLICATION REFERENCE No.2360219

A submission/observation in writing, has been received from Eileen M Howell on 11/09/2023 in relation to the above planning application.

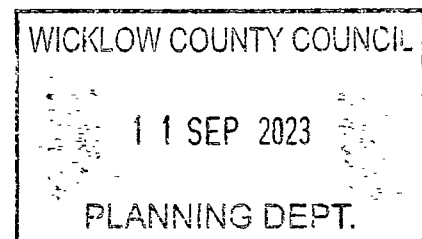
The appropriate fee of €20 has been paid. *(Fee not applicable to prescribed bodies)*

The submission/ observation is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended) and will be taken into account by the planning authority in its determination of the planning application.

SENIOR EXECUTIVE OFFICER  
PLANNING, DEVELOPMENT AND ENVIRONMENT

Date 11/09/2023

Planning Authority Stamp



Ta an doiciméad seo ar fáil i bhformáid eile ar iarratas  
This document is available in alternative formats on request

Ba chóir gach comhfhreagras a sheoladh chuig an Stúirthóir Seirbhísi, Forbairt Pleanála agus Comhshaol  
All correspondence should be addressed to the Director of Services, Planning Development & Environment





COMHAIRLE CONTAE CHILL Mhantáin  
Wicklow County Council

Forbairt Pleanála agus Comhshaol  
Planning Development and Environment

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Suíomh / Website [www.wicklow.ie](http://www.wicklow.ie)

PLANNING & DEVELOPMENT ACTS 2000 (as amended)

NOTIFICATION OF DECISION TO GRANT

Keldrum Limited  
C/O Brock McClure Brock McClure  
63 York Road  
Dun Laoghaire  
Co. Dublin  
A96 T0H4

Planning Register Number: 23/60219  
Valid Application Received: 14/08/2023  
Further Information Received Date: 30/11/2023

In pursuance of the powers conferred upon them by the above-mentioned Act, Wicklow County Council has by Order dated 02/02/2024 decided to GRANT PERMISSION for development of land, namely:-

LARGE SCALE RESIDENTIAL DEVELOPMENT - (a) Construction of 352 no. residential units (b) The proposed development will connect to the Tinakilly Park residential development and Rathnew Village via a new section of the Rathnew Inner Relief Road. The proposed road will join the constructed/under construction elements permitted under WCC Ref. 17/219/ ABP Ref. PL27.301261 and amended under WCC Ref. 22/837 to the south with a section of the link road to the northwest of the site at the R761 roundabout in Rathnew granted under WCC Ref. 21/1333. This includes all associated vehicular and pedestrian access, carriageways, paths and junctions. (c) No proposed works to Tinakilly Country House Hotel (a protected structure Reference No. 25-15) save for works to close the western portion of Tinakilly avenue to vehicular traffic and the provision of a new vehicular entrance and gates along the eastern portion of Tinakilly Avenue off the Rathnew Inner Relief Road to facilitate access to Tinakilly House and other properties to the east of the site accessed from Tinakilly Avenue. (d) All associated site development works, service provision, infrastructural and drainage works, provision of esb substations, bin stores, bicycle stores, car parking, public lighting, landscaping, open space, and boundary treatment works. (e) The planning application is accompanied by an Environmental Impact Assessment Report and Natura Impact Statement. The application site is generally bounded to the north by greenfield lands, to the east by Tinakilly Country House Hotel (which is a Protected Structure RPS No. 25-15), to the west/southwest by commercial development, the R750 Wicklow – Rathnew Road and Rathnew Village; and to the south by the Tinakilly Park residential development currently under construction. at Site of c.16.8ha, at Tinakilly, Rathnew, Co. Wicklow

*Tá an doiciméid seo ar fáil i bhformáid eile ar iarratas  
This document is available in alternative formats on request.*

Ba chóir gach comhthreagras a sheoladh chuig an Stiúrthóir Seirbhíse, Forbairt Pleanála agus Comhshaol.  
All correspondence should be addressed to the Director of Services, Planning Development & Environment.



**Subject to the 28 conditions set out in the attached schedule.**

An appeal against this decision may be made to An Bord Pleanála within the prescribed period - see footnote.

Signed on behalf of Wicklow County Council.



Date: 02/02/2024

**SENIOR EXECUTIVE OFFICER  
PLANNING, DEVELOPMENT AND ENVIRONMENT**



## PLANNING & DEVELOPMENT ACT 2000 (as amended)

Reference Number in Register: 23/60219

### SCHEDULE

Having regard to the design of the development, the zoning objective for the site, the emerging pattern of development in the area and the objectives and standards of the Wicklow County Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out in the schedule below, the proposed development would not seriously injure the residential amenities of the adjoining properties or the visual amenities of the area, would be acceptable in terms of traffic safety and convenience, would not be prejudicial to public health and would therefore be in accordance with the proper planning and sustainable development of the area.

1. This permission refers to the development as described in the documents lodged on the 14/08/2023, and as revised by the documents and drawings submitted on the 30/11/2023, save as the conditions hereunder require.

REASON: For clarification and to ensure that the development shall be in accordance with the permission.

2. Prior to the commencement of development, the developer shall pay the sum of €3,106,406 (three million, one hundred and six thousand, four hundred and six euro) to the Planning Authority as a contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority.

The contribution sought is in accordance with Wicklow County Council's Development Contribution Scheme for the area in which the site is located and Section 48(1) of the Planning and Development Act 2000.

Where the contribution remains unpaid the monies payable shall be updated in accordance with the Wholesale Price Index as published by the Central Statistics Office on the 1st January of each year following the date of the Final Grant.

REASON: The public infrastructure and facilities included in the Development Contribution Scheme will facilitate the development and it is considered reasonable that the developer should contribute towards the cost thereof.

3. Before the commencement of development, the developer shall pay the sum of €1,936,000 (one million, and nine hundred and thirty six thousand euro) to the Planning Authority as a contribution in respect of the Construction of the Wicklow Port Access and Town Relief Road benefiting development in the area of the Planning Authority.

The contribution sought is in accordance with Wicklow County Council's Supplementary Development Contribution Scheme and Section 49(1) of the Planning and Development Acts 2000.

Where the contribution remains unpaid the monies payable shall be increased in accordance with increases in the Consumer Price Index as published by the Central Statistics Office on the 1st January of each year following the date of the Final Grant.

REASON: The public infrastructure and facilities included in the Development Contribution Scheme will facilitate the development and it is considered reasonable that the development should contribute towards the cost thereof.

4. **No development shall be commenced until** cash security for the provision of and satisfactory completion of open space, roads, footpaths, storm water sewers, public lighting, other public facilities, including maintenance until taken in charge by Wicklow County Council, and the satisfactory compliance with the conditions of this permission, has been given. This cash security is required by the Council for application at its absolute discretion if such facilities are not duly provided to its satisfaction. The cash security shall be given by:-

**Lodgement with the Council of the sum of €4,275,000. (four million, two hundred and seventy five thousand euro).** If development has not commenced within one calendar year from the date of the grant of this permission, or if it remains incomplete within three years of the commencement of development, the Council may at its discretion require an increase in the amount of the security in line with the Wholesale Price Index - Building & Construction (Capital Goods) published by the Central Statistics Office or the cost of completing the outstanding works, whichever is the greater.

**Where the developer proposes in writing to the Planning Authority to carry out the proposed development in phases,** a reduced cash security will be computed by the Planning Authority proportionate to the development works required to make each phase viable.

This cash security can be partially rolled from one phase to another depending on the Planning Authority's assessment of the works outstanding in each phase and where the storm water sewers, public lighting, roads, footpaths and open spaces, required to facilitate the houses constructed in that phase, have been completed to an appropriate standard.

All relevant information to show compliance with the appropriate standards (e.g. Engineers Certification, CCTV of storm water sewers, RECI Certs etc.) should be submitted to the Planning Authority in advance of any request to roll the cash security from a particular phase to another phase of the development.

The return, of the cash security shall be subject to, inter alia, the report of an independent chartered engineer (with professional indemnity insurance) confirming that all materials and workmanship of the site infrastructure is in accordance with the plans and specifications submitted.

REASON: To ensure (a) satisfactory completion of the site development works, (b) that the security is adequate to cover the cost of recuperative works, (c) that the security is index linked, in the interests of residential amenity and the proper management of roads and services.



5. (a) **The first occupation of any dwelling/residential unit shall be by individual purchasers or by those eligible for the occupation of social and/or affordable housing, including cost rental housing, and shall not be by a corporate entity.**

(b) **No occupation of any dwelling shall occur until** confirmation from a solicitor with professional indemnity insurance has been submitted to and agreed in writing by the Planning Authority confirming that the dwellings have been sold in accordance with this condition.

REASON: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.

6. **No development shall commence until** contributions/submission/agreements required by conditions 2, 3, 4, 7, 8, 9, 11, 13, 15 (c), 17, 21, 25, and 27 **have been submitted to and agreed acceptable in writing by the Planning Authority.** All of the details required to be submitted for agreement by these conditions shall be submitted as a single compliance package where possible.

REASON: In the interests of proper planning and development and clarification.

7. (a) **Prior to the commencement of development,** a final full and detailed construction management plan shall be submitted to and agreed in writing with the Planning Authority, which shall include, inter alia, a construction programme for the works, hours of operation, a traffic management plan, noise and dust mitigation measures (including details of a truck wheel wash at the site entrance), details of silt fence locations, siltation ponds, bunded storage areas and details of construction lighting. A Construction Manager shall be appointed to liaise directly with the various sections of the Council. CMP  
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(b) The mitigation measures described in the Natura Impact Statement submitted to protect surface water quality, the spread of non-native invasive species and the protection of otters during the construction phase and the operational phase of the proposed development shall be fully incorporated into the final CEMP and followed accordingly.

(c) Site development and building works shall be carried out only between the hours of 0800 to 1800 Monday to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances **where prior written approval has been received from the Planning Authority.**

REASON: In the interest of residential amenity, traffic/pedestrian safety, the protection of adjoining watercourses, the control of surface water run-off, the prevention of pollution and proper planning and sustainable development. AC

8. **Prior to the commencement of development** a suitably qualified ecologist shall be appointed by the developer to oversee the site set-up and construction of the proposed development and the ecologist shall be present on site during construction works. The ecologist shall ensure the implementation of all proposals contained in the Natura Impact Assessment are incorporated into the final CEMP and fully adhered to on site. **Prior to commencement of development**, the name and contact details of said person shall be submitted to the planning authority. Upon completion of works, an audit report of the site works shall be prepared by the appointed ecologist and submitted to the Planning Authority to be kept on record.

REASON: In the interest of nature conservation

9. **Prior to the commencement of development**, the applicant or any other person with an interest in the land to which the application relates shall enter into an agreement with the Planning Authority in accordance with the County Development Plan and in accordance with Section 96 of the Planning & Development Act 2000, as amended.

REASON: In the interest of proper planning and development, and having regard to the objectives of the County Development Plan and the Housing Strategy.

10. (a) **Prior to commencement of development**, the written agreement of Irish Water shall be obtained for the provision of water services necessary to serve the proposed development.

(b) The granting of this permission by Wicklow County Council is in its role as a Planning Authority. It does not commit Wicklow County Council to the provision of any water services to serve the proposed development. Details of connections and the specification of materials to be used for the water services are a matter for Irish Water.

REASON: In the interests of clarification and proper planning and development.

11. **Prior to commencement of development** a detailed phasing programme for the development **shall be submitted to and agreed in writing with the Planning Authority**. The phasing programme shall be in accordance with the submitted phasing plan, as detailed on the Phasing Diagram submitted on the 14/08/2023, as modified to comply with the following requirements, **unless otherwise agreed in writing with the Planning Authority**.

(a) No subsequent phase shall commence until the preceding phase has been completed to the written satisfaction of the Planning Authority

(b) The construction of public open spaces, estate road and footpaths, and landscaping (including a timeframe for carrying out of planting and hard landscaping), shall be in tandem with the construction and occupation of the dwellings on site.

(c) The crèche permitted under PRR19/853 shall be completed and operational prior to the occupation of any dwelling units.

(d) Phases 2- 5 inclusive of the proposed residential development shall not commence, and the 108th dwelling of Phase 1 of the proposed residential development shall not be occupied until the full completion and opening of the proposed Inner Relief Road.

11(d)

Be

(e) The development of Phases 3-5 inclusive of the proposed residential development shall not commence until the full completion of the Active Open Space and the riverine park proposed as part of the proposed development and as permitted under plan ref. 22/837.

(f) The portion of Tinakilly proposed to be pedestrianised as part of the proposed development shall be fully completed on the full completion and opening of the Inner Relief Road.

REASON: In the interests of proper planning and development and to ensure the road network and public open space provision is adequate to serve the occupied development.

12. The provisions of Section 34(4) (m) of the Planning and Development Act 2000 (as amended) shall apply to the construction by the developer of the proposed Inner Relief Road.

REASON: In the interest of traffic safety and the equitable appointment of the cost of the proposed road link from the R763 to the R764 together with the associated junctions

13. **Prior to the commencement of development** the applicant shall submit for the written approval of the Planning Authority final design details of the proposed Inner Relief Road, internal access roads, the entrances to the development from the Inner Relief Road and all associated footpaths and cycle paths/tracks. The design details shall comply with the requirements of DMURS, the Traffic Signs Manual, the Cycle Design Manual and the Road Authority.

REASON: In the interest of traffic and pedestrian safety.

14. (a) On street car parking spaces associated with individual houses shall be EV ready with ducting and cabling installed.

(b) EV charging points shall be provided in accordance with the Parking Allocation plan prepared by CS Consulting Group and as submitted on the 14/08/2023, **unless otherwise agreed in writing with the Planning Authority.**

REASON: To allow these on street car parking spaces to be easily converted to EV parking if required at a future date and in the interest of the proper planning and sustainable development of the area.

15. The housing estate roads and footpaths shall be constructed in accordance with specifications of Section 2 of "Recommendations for Site Development Works for Housing Areas" (Department of the Environment and Local Government 1998), subject to the following amendments/ submissions :-

(a) All trees planted on grassed margins of roads or within 15m of the apex of all road junctions shall be of a variety which will be clean stemmed to a height of 2.1m above ground level at time of planting and when fully grown. These shall be mountain ash, whitebeam or hornbeam unless **otherwise agreed in writing by the Planning Authority.** Street trees shall be planted at not less than 10m centres.

(b) Roads shall be kerbed on both sides.

(c) **Before any development commences, the results of CBR tests and the exact specification of the road shall be submitted to and agreed acceptable in writing by the Planning Authority.**

(d) The developer shall arrange to have the road construction materials tested at his own expense, at a reputable laboratory. The results of such testing shall be available for inspection if and when requested by the County Council.

REASON: In order to ensure a satisfactory standard of development in the interests of amenity and traffic safety.

16. **Prior occupation of each phase of the development,** a Stage 3 Road Safety Audit, including a Final Audit Report, for the proposed development together with associated junctions, prepared in accordance with the TII's standards', shall be submitted. Where the audit identifies the need for design changes revised design details should be submitted to and agreed in writing with the Planning Authority. The developer shall carry out all necessary works in accordance with the agreed revised design. The details shall accord with the requirements of the Roads Authority.

REASON: In the interest of traffic safety and in the interest of the proper planning and sustainable development of the area.

17. **Prior to commencement of development,** the final public lighting design and layout, for the overall development including all roads infrastructure and public open spaces, **shall be submitted to and agreed in writing with the Planning Authority.** The design and layout shall comply with the document Guidance for Public Lighting Works for Developers: Wicklow County Council: 2017 and the requirements of the Road Authority.

REASON: In the interest of residential amenity, safety and proper construction.

18. The storm water drainage system shall accord with the details submitted and shall comply with the requirements of the 'Greater Dublin Strategic Drainage Study' and the Ciria SuDS Manual C753 for interception storage.

REASON: To ensure satisfactory storm water drainage in the interest of proper planning and development.

19. (a) The hard and soft landscaping, including the play areas, exercise areas, pathways and seating areas shall be carried out in accordance with the Landscaping Design statement and landscaping drawings prepared by Murphy –Sheanon, and as revised on the drawings submitted on the 30/11/2023 **unless otherwise agreed with the Planning Authority.**

(b) The landscaping and tree planting shall be carried out before or during the first planning season or part thereof occurring after the commencement of development. Any plants which become seriously damaged shall be replaced by others of similar size and species.

(c) Trees and hedges planted in the public realm of the development shall consist of native species only.

(d) The estate railings used throughout the development shall be black.

REASON: In the interests of visual amenity, residential amenity and proper planning and development.

20. The boundary treatments shall accord with the details of the Boundary Plan prepared by Murphy-Sheanon, as revised on the drawings submitted on the 30/11/2023, unless other forms of boundary treatments are agreed in writing with the Planning Authority. Privacy walls shall be provided, 2m in height, cement rendered and capped, and shall extend 4m along the dividing boundary from the rear building line of all terraced and semi-detached dwellings.

REASON: In the interests of safety, security, visual amenity, residential amenity and privacy.

21. **Prior to the commencement of development and for the written agreement of the Planning Authority** a site layout plan of the western pedestrianised section of Tinakilly Avenue showing the erection of black estate railings either side of the proposed bollards on Tinakilly Avenue shall be submitted. The development shall accord with the agreed plan.

REASON: To prevent unauthorised entry of vehicles into the pedestrianised area of Tinakilly Avenue and in the interests of safety and amenity.

22. All private rear gardens shall be suitably graded so that they are fully usable.

REASON: In the interest of residential amenity.

23. (a) All open space shall be levelled, drained, cultivated, and topsoiled as necessary to provide a minimum of 200mm depth of vegetative soil and shall be consistent with the levels of all adjoining roads. Planting with trees and shrubs appropriate to the area shall be carried out and the remaining areas shall be sown with grass seed to give a uniform pastureland condition. In areas of steep embankments, dense ground cover shrubs shall be established to be protected by temporary fencing until the growth is established.

(b) Open space areas shall be dedicated to the use of the residents. The maintenance of the open space shall be the responsibility of the developer until one year after the completion of all houses in the entire development and until the grassed areas and ground cover shrubs are firmly established. The developer shall enter into a licence in a form similar to that set out on the following page. The developer shall submit in triplicate the following:

- i. Deed of dedication, signed and sealed,
- ii. O.S. map with open space outlined
- iii. Copy of scheme plan as registered in Land Registry with open space outlined



COUNTY WICKLOW FOLIO \_\_\_\_\_

A grant dated the day of 20.

A.B. the registered owner of the property described in Folio \_\_\_\_\_ of the County Wicklow hereby irrevocably grants to all the residents of \_\_\_\_\_ Estate, their heirs and assigns in respect of that portion of the Folio \_\_\_\_\_ County Wicklow where shown on the map annexed hereto and thereon outlined in red full right, liberty and permission at all times to use the said lands for recreational and amenity purposes, AND \_\_\_\_\_ hereby assents to the intent that the said right should be enforceable by any of the said residents, their heirs and assigns, the Local Authority or the Planning Authority for the area.

Signed, sealed and delivered by

In the presence of: - Dated:

REASON: To ensure that the amenity open space shall be left in a satisfactory and useful condition on completion of the development and will be available for amenity and recreational purposes to the residents of the estate.

24. (a) Estate and street names and numbering system shall be agreed with the Planning Authority in writing before the occupation of the first dwelling.

(b) House numbers shall be erected/installed at the driveway entrance to each house, so that they are clearly visible to visitors.

(c) Name and/or house number plates shall be erected by the developer on each road in the estate. The design and contents of the nameplates shall be agreed with the Planning Authority.

REASON: In the interests of proper planning and development and residential amenity.

25. Prior to the commencement of development, the final details of the external finishes to the proposed dwellings shall be submitted for the written agreement of the Planning Authority.

REASON: In the interest of visual and residential amenity.

26. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

REASON: In the interests of visual and residential amenity.

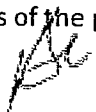


27. The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. **Prior to commencement of development** the developer shall engage the services of a suitably qualified archaeologist (licensed under the National Monuments Acts 1930 – 1994) to monitor all topsoil stripping associated with the development. Where archaeological material is found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision on the best approach to deal with the archaeology. The developer shall be prepared to be advised by the Department of Environment, Heritage and Local Government with regard to the necessary mitigation action. The operator shall facilitate the archaeologist in recording any material found.

REASON: To ensure the continued preservation (either in-situ or by record) of places, caves, sites features or other objects of archaeological interest, in the interest of proper planning and sustainable development.

28. **At the completion of the development**, or each sector thereof, and prior to the taking in charge of the estate, as constructed drawings of the development, to the requirements of paragraph 1.9 of Recommendations for Site Development Works in Housing Areas (Department of the Environment and Local Government, 1998) at a scale of 1/500 or larger shall be supplied to the Council on computer diskette and shall be in a "DXF" format or other format agreeable to the Planning Authority and shall not be scanned images. They shall show the as constructed position of each site, house, road, watermain (including the location of sluice valves, scour valves, air valves and hydrants), foul and surface water sewers (including gullies, and invert levels of manholes to ordnance datum) and all pipe sizes and they shall show the Irish National Grid co-ordinates of the four corners of the drawing and shall be relative to the Irish National Grid.

REASON: In the interests of the proper management and maintenance of the roads and services.



## Footnote:

An appeal against a decision of a Planning Authority under the Planning and Development Act 2000 (as amended) may be made to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902. (Tel. (01) 8588100) during office hours.

1. You have four weeks beginning on the date the planning authority makes its decision. This is a strict time limit.
2. You must put your appeal in writing (either typed or handwritten).
3. You must clearly state your own name and address. If someone is acting for you, like a planning agent they must clearly state their own name and address as well as your name and address.
4. You must give enough details to allow An Bord Pleanála to identify the application you wish to appeal.
5. You must provide your planning grounds of appeal (reasons and arguments) for your appeal and any items you wish to support your grounds of appeal.
6. If you are a third party, you must include the written acknowledgement given to you by the planning authority to confirm it received your submission at planning application stage.
7. You must pay the correct fee <https://www.pleanala.ie/en-ie/fees>

For more information on how to make an appeal see [www.pleanala.ie](http://www.pleanala.ie)



**The Property Registration Authority  
An tÚdarás Clárúcháin Maoine**

**Land Registry Sealed and Certified Copy Folio (& Filed Plan)**

GRAINNE DONNELLY & CO., SOLICITORS  
DX 49001  
NAAS

**This page forms part of the official document. Do not detach.**

**Folio Number:** WW15605F  
**Application Number:** P2014LR029522D  
**Your Reference:** GD E Howell

This document comprises an office copy of the Land Registry record for the above mentioned folio/filed plan as of the date appearing.

Details of **dealings pending** (if any) on the enclosed folio/filed plan are listed in the **Schedule** below.



An officer duly authorised by the Property Registration Authority.

**Schedule**

**Notes:**

1. Filed plans should be read in conjunction with the Register. The description of the land in the Register or on the filed plan is not conclusive as to the boundaries or extent of the land (see Section 85 of the Registration of Title Act 1964, as substituted by Section 62 of the Registration of Deeds and Title Act, 2006).
2. Filed plans greater than A3 in size may be provided as separate A3 tiles with an overlap and print gutter. When aligning the tiled sheets, customers are advised to use the underlying topographical detail.
3. On receipt of this record, please check to verify that all the details contained therein are correct. If this is not the case, please return the document to the Property Registration Authority immediately.

**Land Registry**

**County Wicklow**

**Folio 15605F**

**Register of Ownership of Freehold Land**

**Part 1 (A) - The Property**

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	A plot of ground being part of the Townland of TINAKELLY and Barony of NEWCASTLE containing 13.9920 Hectares shown as Plan(s) A16W7, 72 edged RED on the Registry Map (OS MAP Ref(s) 25/6, 7).	From Folio WW1058F
	The Registration does not extend to the mines and minerals	
2	A plot of ground being part of the Townland of TINAKELLY and Barony of NEWCASTLE containing .4610 Hectares shown as Plan(s) 82 edged RED on the Registry Map (OS MAP Ref(s) 25/6).	From Folio WW10404F
3	A plot of ground being part of the Townland of TINAKELLY and Barony of NEWCASTLE containing .0520 Hectares shown as Plan(s) 9 edged RED on the Registry Map (OS MAP Ref(s) 25/6).	From Folio WW11237
	The Registration does not extend to the mines and minerals	
4	A plot of ground being part of the Townland of TINAKELLY and Barony of NEWCASTLE containing .0530 Hectares shown as Plan(s) 88 edged RED on the Registry Map (OS MAP Ref(s) 25/6).	From Folio WW68

1 There is appurtenant to the property no. 2 a right of way with horses, cars and cattle across the railway at the level crossing shown lettered K on the Registry Maps.

The description of the land affected by the above right is as set out on the Registry Map. In the event that the above entry includes lettering or other alpha numeric references as part of the description of the subject lands, where such lettering or alpha numeric references are not now shown on the Registry Map, the description on the Registry Map prevails and is deemed to be the description of the affected property for the purposes of the Registration of Deeds and Title Acts 1964 and 2006.

**Land Registry**

**County Wicklow**

**Folio 15605F**

- 2 There is appurtenant to the property nos. 1 and 2 a right to pass and repass at all times by day and night on foot and with or without vehicles for all purposes over part of the Townland of Tinakelly by the way shown coloured yellow on plan 8 on the Registry Map (O.S. 25/6).
- 3 There is appurtenant to the property a right of way specified in Instrument no. D96KW04159T over the property comprised in Folio 68 by the way shown coloured yellow and lettered C-C1, X-X1, B2-D on plan 68 thereof on the Registry Map (O.S. 25/6, 7, 10).

The description of the land affected by the above right is as set out on the Registry Map. In the event that the above entry includes lettering or other alpha numeric references as part of the description of the subject lands, where such lettering or alpha numeric references are not now shown on the Registry Map, the description on the Registry Map prevails and is deemed to be the description of the affected property for the purposes of the Registration of Deeds and Title Acts 1964 and 2006.

**Land Registry**

**County Wicklow**

**Folio 15605F**

**Part 1(B) - Property**

**Parts Transferred**

No.	Prop No:	Instrument:	Date:	Area (Hectares) :	Plan:	Folio No:
1	1	D2000KW013089D	24-NOV-2000		A16VN	WW22229F

## Land Registry

County Wicklow

Folio 15605F

## Part 2 - Ownership

Title ABSOLUTE

No. The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965

~~1~~ ~~06-JAN-1997~~ ~~D97KW00042C~~ ~~Aidan Morris (Company Director) of Rathkilly Lodge, Rathnew, County Wicklow, and Brenda Dodd (Company Director) of Rathkilly Lodge, Rathnew, County Wicklow are full owners.~~

Cancelled

D2008KW009156K

08-MAY-2008

2 08-MAY-2008 D2008KW009156K EILEEN HOWELL of Rathkilly Lodge, Rathnew, County Wicklow is full owner.

~~1~~ ~~24-NOV-2000~~ ~~D2000KW013090V~~ ~~No Dealing by the registered owners affecting the part of the property shown as Plan A16W7 is to be registered except after notice to Leonard Donnelly of Kanes Cottage, Nuns Cross, Ashford, County Wicklow~~

Cancelled

D2008KW009156K

08-MAY-2008

Land Registry

County Wicklow

Folio 15605F

Part 3 - Burdens and Notices of Burdens

No.	Particulars			
1	<del>The property nos. 1 and 2 are subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</del>	Cancelled	D2008KW009156K	08-MAY-2008
2	<del>The property no. 3 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</del>	Cancelled	D2008KW009156K	08-MAY-2008
3	<del>The property no. 4 is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</del>	Cancelled	D2008KW009156K	08-MAY-2008
4	<del>The property is subject to a Land Purchase Annuity.</del>	Cancelled	D2000KW013089D	24-NOV-2000
5	L.R.26937 The property nos. 1 and 3 are subject to the fishing rights and fisheries (if any) reserved by Section 45 of the Land Act, 1923, as amended by Section 3 of the Land Act, 1929.			
6	L.R.26937 The property no. 1 is subject to the right of access for Ethel Halpin, Belle Louise Halpin and James Alexander Dunning their heirs and assigns for the purpose of repairing and maintaining			



## Land Registry

County Wicklow

Folio 15605F

the pipe line coloured blue and the reservoir tank and ram lettered respectively A, B and C on the Registry Map thereof.

The description of the land affected by the above right is as set out on the Registry Map. In the event that the above entry includes lettering or other alpha numeric references as part of the description of the subject lands, where such lettering or alpha numeric references are not now shown on the Registry Map, the description on the Registry Map prevails and is deemed to be the description of the affected property for the purposes of the Registration of Deeds and Title Acts 1964 and 2006.

7 14-MAY-1962  
1485-5-62

The property no. 1 and 2 is subject to the covenant by Kelson Limited the registered owner of Folio 68 to maintain and keep the portion of the Avenue referred to in Instrument no. 1485-5-62 between the points shown lettered C-C1-X-B-B1-B2-D-E on the plan thereof on the Registry Map.

The description of the land affected by the above right is as set out on the Registry Map. In the event that the above entry includes lettering or other alpha numeric references as part of the description of the subject lands, where such lettering or alpha numeric references are not now shown on the Registry Map, the description on the Registry Map prevails and is deemed to be the description of the affected property for the purposes of the Registration of Deeds and Title Acts 1964 and 2006.

8 ~~06 JAN 1997~~  
~~D97KW00042C~~

~~Charge for present and future advances stamped to cover £175,000 repayable with interest.  
EBS Building society is owner of this charge.  
Certificate of Charge issued. Rule 156~~

Cancelled

D2008KW009156K

08-MAY-2008



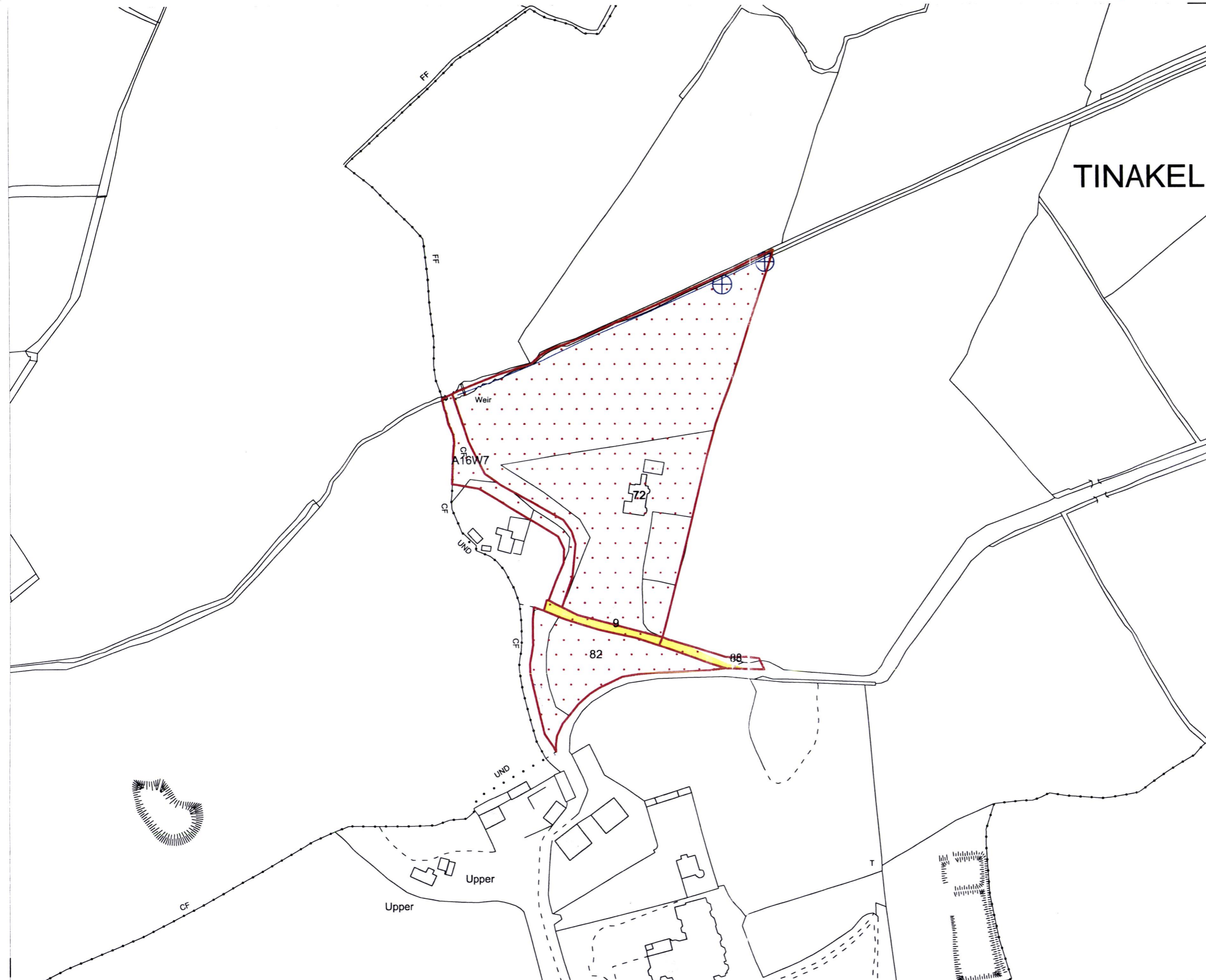
This map should be read in conjunction with the folio.

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TINAKELL



(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit

A full list of burdens and their symbology can be found at: [www.landdirect.ie](http://www.landdirect.ie)

**The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent.** (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.





**The Property Registration Authority**  
**An tÚdarás Clárúcháin Maoine**

**Land Registry Sealed and Certified Copy Folio (& Filed Plan)**

GRAINNE DONNELLY & CO., SOLICITORS  
DX 49001  
NAAS

**This page forms part of the official document. Do not detach.**

**Folio Number:** WW22229F  
**Application Number:** P2014LR029521C  
**Your Reference:** GD E Howell

This document comprises an office copy of the Land Registry record for the above mentioned folio/filed plan as of the date appearing.

Details of **dealings pending** (if any) on the enclosed folio/filed plan are listed in the **Schedule** below.

An officer duly authorised by the Property Registration Authority.

**Schedule**



**Notes:**

1. Filed plans should be read in conjunction with the Register. The description of the land in the Register or on the filed plan is not conclusive as to the boundaries or extent of the land (see Section 85 of the Registration of Title Act 1964, as substituted by Section 62 of the Registration of Deeds and Title Act, 2006).
2. Filed plans greater than A3 in size may be provided as separate A3 tiles with an overlap and print gutter. When aligning the tiled sheets, customers are advised to use the underlying topographical detail.
3. On receipt of this record, please check to verify that all the details contained therein are correct. If this is not the case, please return the document to the Property Registration Authority immediately.

**Land Registry****County Wicklow****Folio 22229F****Register of Ownership of Freehold Land****Part 1(A) - The Property**

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	Description	Official Notes
1	<p>For parts transferred see Part 1(B)</p> <p>A plot of ground being part of the Townland of TINAKELLY and Barony of NEWCASTLE shown as Plan(s) A16VN edged RED on the Registry Map (OS MAP Ref(s) 25/6, 7).</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio WW15605F

1

There is appurtenant to the property a right to pass and repass at all times by day and night on foot and with or without vehicles for all purposes over part of the Townland of Tinakelly by the way shown coloured yellow on plan 8 on the Registry Map (O.S. 25/6).

Land Cert Issued: No

Page 1 of 5

Collection No.:

**Date Printed: 23/05/2014****Page 2 of 8**

**Land Registry****County Wicklow****Folio 22229F**

- 2 08-JUL-2008  
D2000KW013089D  
D2003KW003070T
- There is appurtenant to the property a right of way specified in Instrument no. D96KW04159T over the property comprised in Folio 68 by the way shown coloured yellow and lettered C-C1, X-X1, B2-D on plan 68 thereof on the Registry Map (O.S. 25/6, 7, 10).
- Note: Entered on 8/7/08 by Registry Amendment See Inst Nos D2000KW013089D & D2003KW003070T.
- The description of the land affected by the above right is as set out on the Registry Map. In the event that the above entry includes lettering or other alpha numeric references as part of the description of the subject lands, where such lettering or alpha numeric references are not now shown on the Registry Map, the description on the Registry Map prevails and is deemed to be the description of the affected property for the purposes of the Registration of Deeds and Title Acts 1964 and 2006.

**Land Registry**

**County Wicklow**

**Folio 22229F**

**Part 1(B) - Property  
Parts Transferred**

<b>No. Prop No:</b>	<b>Instrument:</b>	<b>Date:</b>	<b>Area (Hectares) :</b>	<b>Plan:</b>	<b>Folio No:</b>
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## Land Registry

County Wicklow

Folio 22229F

## Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965		
<del>1</del>	<del>06 JAN 1997</del> <del>D2000KW013089D</del> <del>D1997KW000042C</del>	<del>AIDAN MORRIS of Rathkilly Lodge, Rathnew, County Wicklow and</del> <del>BRENDA DODD of Rathkilly Lodge, Rathnew, County Wicklow are</del> <del>full owners.</del>	<del>Cancelled</del> <del>D2008KW009156K</del> <del>08-MAY-2008</del>
2	08-MAY-2008 D2008KW009156K	EILEEN HOWELL of Rathkilly Lodge, Rathnew, County Wicklow is full owner.	

## Land Registry

County Wicklow

Folio 22229F

## Part 3 - Burdens and Notices of Burdens

No.	Particulars
1	<p><del>The property is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</del></p> <p>Cancelled</p>
	<p>D2008KW009156K 08-MAY-2008</p>
2	<p>L.R.26937</p> <p>The property is subject to the fishing rights and fisheries (if any) reserved by Section 45 of the Land Act, 1923, as amended by Section 3 of the Land Act, 1929.</p>
3	<p><del>24-NOV-2000</del></p> <p><del>D2000KW013089D</del></p> <p><del>Charge for £250,000 payable as specified in Instrument no. D2000KW013089D.</del></p> <p><del>Leonard Donnelly of Kane Cottage, Nuns Cross, Ashford, County Wicklow is owner of this charge.</del></p>
	<p>Cancelled</p> <p>D2008KW009156K 08-MAY-2008</p>



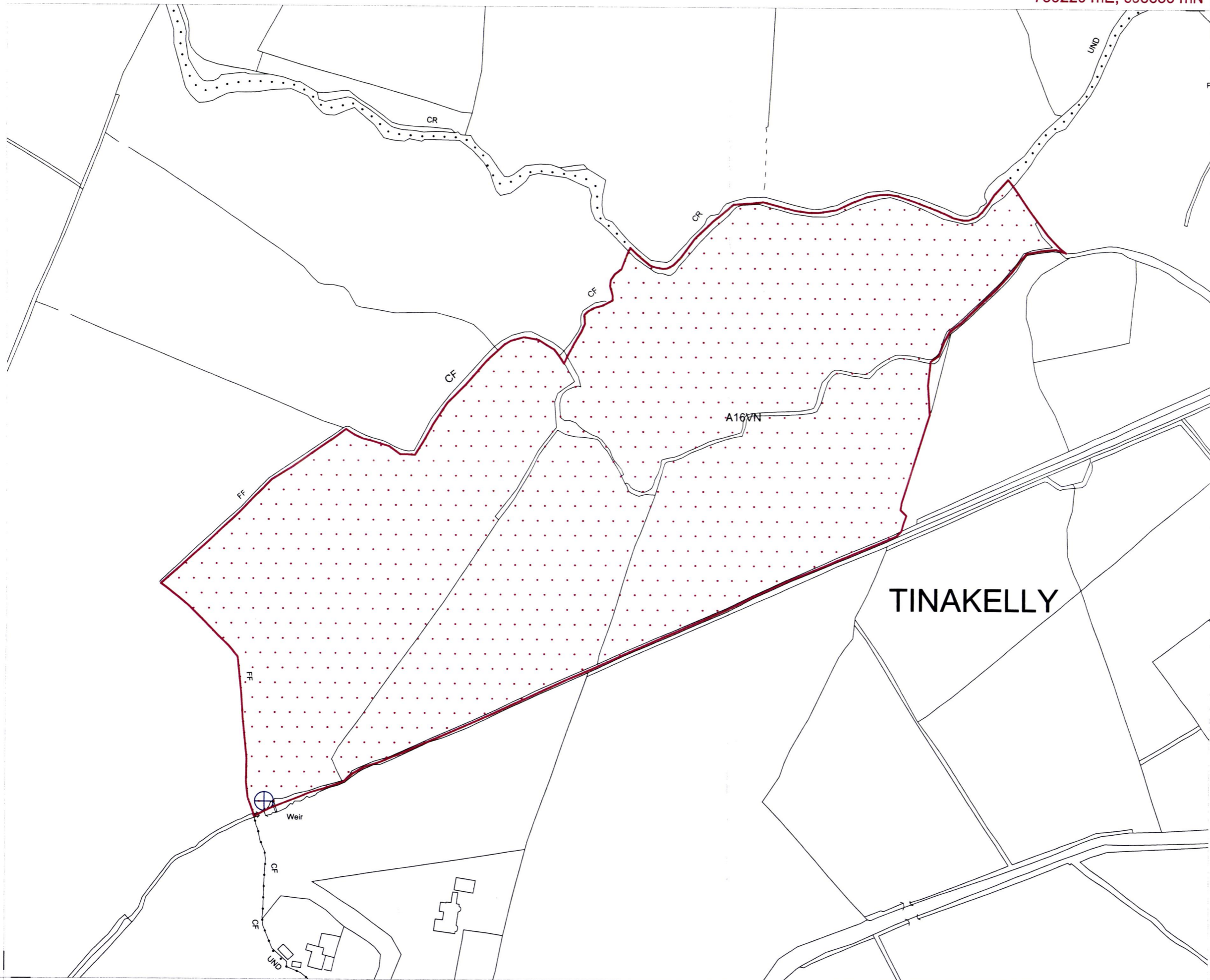


This map should be read in conjunction with the folio.

Registry maps are based on OSi topographic mapping. Where registry maps are printed at a scale that is larger than the OSi published scale, accuracy is limited to that of the original OSi map scale.

For details of the terms of use and limitations as to scale, accuracy and other conditions relating to Land Registry maps, see [www.prai.ie](http://www.prai.ie).

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit



A full list of burdens and their symbology can be found at: [www.landdirect.ie](http://www.landdirect.ie)

**The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent.** (see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.



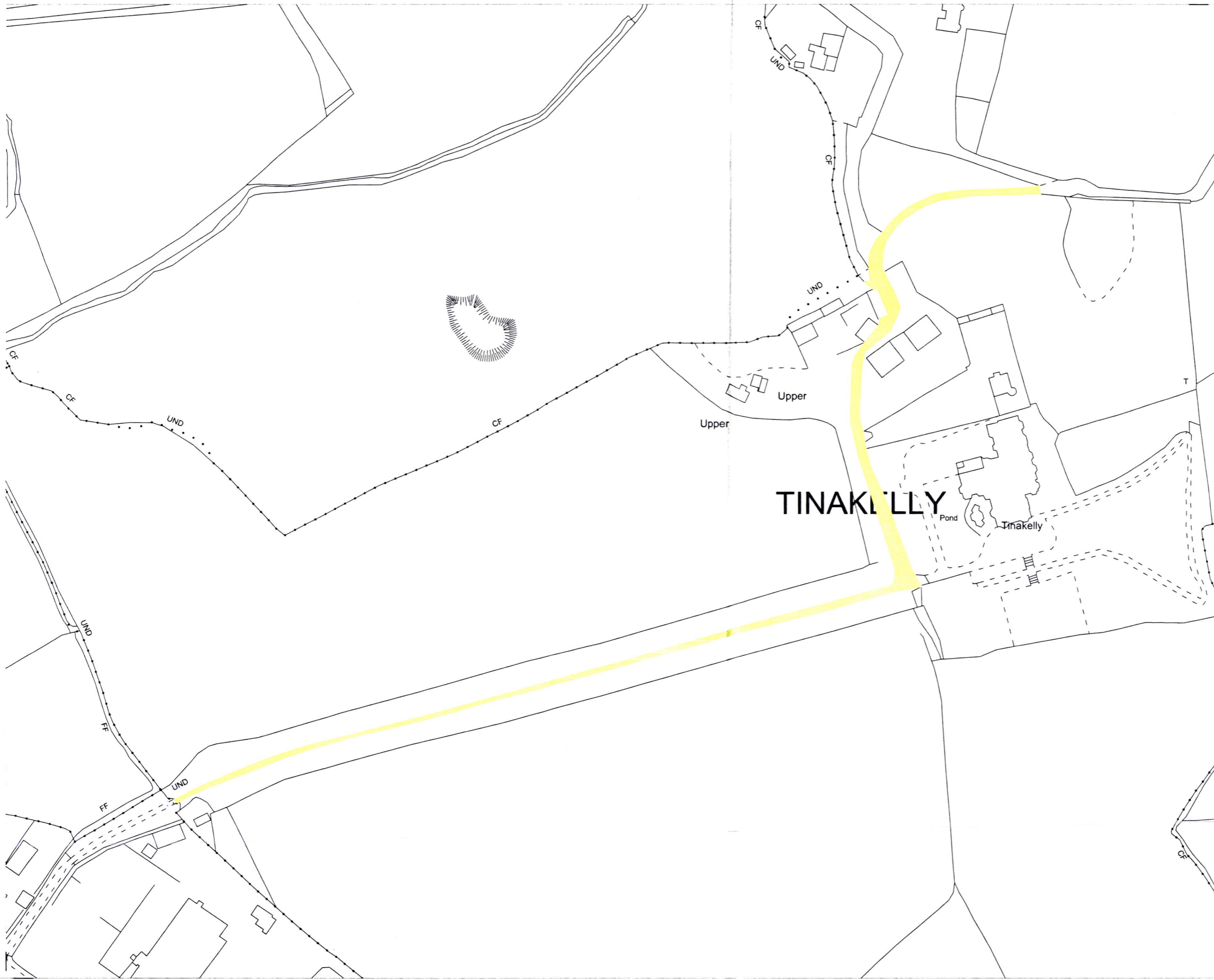


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# Land Registry

County Wicklow

Folio 38002F

## Register of Ownership of Freehold Land

### Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	<p>The property shown coloured Red as plan(s) C8YJ7 on the Registry Map, situate in the Townland of TINAKELLY, in the Barony of NEWCASTLE, in the Electoral Division of WICKLOW RURAL.</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio WW26741F

# Land Registry

County Wicklow

Folio 38002F

1  
D2004KW002071A

There is appurtenant to the property a right of way for the owner hereinafter named his heirs and assigns and his and their tenants of the said lands with horses cars cattle to cross the Railway at the level crossing at the point shown blue (on the plan 2 in Folio WW37208F) on the Land Registry Maps.

The description of the land affected by the above right is as set out on the Registry Map. In the event that the above entry includes lettering or other alpha numeric references as part of the description of the subject lands, where such lettering or alpha numeric references are not now shown on the Registry Map, the description on the Registry Map prevails and is deemed to be the description of the affected property for the purposes of the Registration of Deeds and Title Acts 1964 and 2006.  
Entry revised, 09/03/2016, See Instrument Q2015LR018702X.

Land Registry

County Wicklow

Folio 38002F

Part 1(B) - Property  
Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares):	Plan:	Folio No:

Land Registry

County Wicklow

Folio 38002F

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965
1	20-FEB-2014 POINTSETTER LIMITED of C/o William Fry Solicitors, Fitzwilton House, Wilton Place, Dublin 2 is full owner. D2014LR017799B

# Land Registry

County Wicklow

Folio 38002F

## Part 3 - Burdens and Notices of Burdens

No.	Particulars
1	<p>D2004KW002071A      The property is subject to the existing rights of all persons in respect of the water of Broadlough which form the Northern and Eastern boundaries of the lands No. 1.</p>
2	<p>14-MAY-1962 D2004KW002071A 1484-5-62 B2104/88 D93KW01638E</p> <p>Covenant by Kelson Limited the original registered owner of the property herein to maintain and keep the portion of the Avenue referred to in Instrument 1485-5-62 , over the area coloured yellow on the plan C8YJ7 thereof on the Registry Map.</p> <p style="margin-left: 100px;">NOTE: This burdens is registered also on Folios WW10701, WW2866F, WW10401F, WW68 and WW10405F.</p> <p style="margin-left: 100px;">Amended Rule 7 - See Q2013LR008902B</p> <p style="margin-left: 100px;">Entry revised, Rule 7(1), 09/03/2016, See Instrument Q2015LR018702X.</p>
3	<p>17-DEC-1974 D2004KW002071A P3212/74</p> <p>Full right and liberty for Ian Arthur Findlay and Angela Kathleen Taylor Mc Clelland Findlay the registered owners of Folio WW1058F County Wicklow their and each of their heirs, executors, administrators, mortgages and assigns their servants and agents licencees and invitees on foot and with or without animals or vehicles at all times and for all purposes to pass and repass over the property herein by the way shown coloured yellow on plan No. C8YJ7 of the Registry Map thereof (O.S. 25/6, 25/10).</p> <p style="margin-left: 100px;">See Instruments No. B28/85, B2104/88 D93KW01638E, D94KW05314J, D96KW04159T.</p> <p style="margin-left: 100px;">Entry revised, Rule 7(1), 09/03/2016, See Instrument Q2015LR018702X.</p>
4	<p>02-DEC-1980 D2004KW002071A B5395/80</p> <p>The right of Dermot Garland and Anne Garland the registered owners of Folio WW4907F County Wicklow their executors, administrators, heirs and assigns their servants, agents, invitees and licencees on foot or with horses, carts and other vehicles at all times and for all purposes to pass and repass over the property by the way shown coloured yellow on plan No.</p>

# Land Registry

County Wicklow

Folio 38002F

		<p>C8YJ7, thereof on the Registry Map (O.S. 25/6, 25/10).</p> <p>See Instrument No. B2104/88.</p> <p>Entry revised, Rule 7(1), 09/03/2016, See Instrument Q2015LR018702X.</p>
5	<p>01-DEC-1988 D2004KW002071A B4964/88</p>	<p>A right of way for the Wicklow Corn Company Limited the registered owner of folio WW10405F for all purposes along the part of the property shown coloured yellow on plan C8YJ7 (O.S. 25/10).</p> <p>The description of the land affected by the above right is as set out on the Registry Map. In the event that the above entry includes lettering or other alpha numeric references as part of the description of the subject lands, where such lettering or alpha numeric references are not now shown on the Registry Map, the description on the Registry Map prevails and is deemed to be the description of the affected property for the purposes of the Registration of Deeds and Title Acts 1964 and 2006.</p> <p>Entry revised, Rule 7(1), 09/03/2016, See Instrument Q2015LR018702X.</p>
6	<p>28-JAN-1991 D2004KW002071A B832/91</p>	<p>The right of William Power and Rose Ann Power the registered owners of the property comprised in Folio WW11968F their and each of their heirs executors administrators mortgagees assigns their servants agents licencees and invitees on foot and with or without vehicles or animals and at all times to pass and repass over the property herein by the way shown coloured yellow on plan No.C8YJ7, thereof (O.S. 25/6, 25/10).</p>



# Land Registry

County Wicklow

Folio 38002F

The description of the land affected by the above right is as set out on the Registry Map. In the event that the above entry includes lettering or other alpha numeric references as part of the description of the subject lands, where such lettering or alpha numeric references are not now shown on the Registry Map, the description on the Registry Map prevails and is deemed to be the description of the affected property for the purposes of the Registration of Deeds and Title Acts 1964 and 2006.

Entry revised Rule 7(1), 09/03/2016, See Instrument Q2015LR018702X.

7

12-DEC-1989  
D2004KW002071A  
B779/90

The right of William Power and Rose Ann Power the registered owners of the property comprised in Folio WW11968F to pass and repass for all purposes over the way shown coloured yellow on plan C8YJ7 herein (O.S. 25/6).

The description of the land affected by the above right is as set out on the Registry Map. In the event that the above entry includes lettering or other alpha numeric references as part of the description of the subject lands, where such lettering or alpha numeric references are not now shown on the Registry Map, the description on the Registry Map prevails and is deemed to be the description of the affected property for the purposes of the Registration of Deeds and Title Acts 1964 and 2006.

Entry revised Rule 7(1), 09/03/2016, See Instrument Q2015LR018702X.

8

03-MAR-1993  
D2004KW002071A  
D93KW01638E

Full right and liberty for David Patrick Crawford the registered owner of Folio WW15604F his heirs and assigns and his and their licensees at all times and for all purposes on foot and with or without animals or vehicles to pass and repass over the property herein by the way shown coloured yellow on plan No .C8YJ7, on the Registry Map (O.S. 25/6, 25/7).

# Land Registry

County Wicklow

Folio 38002F

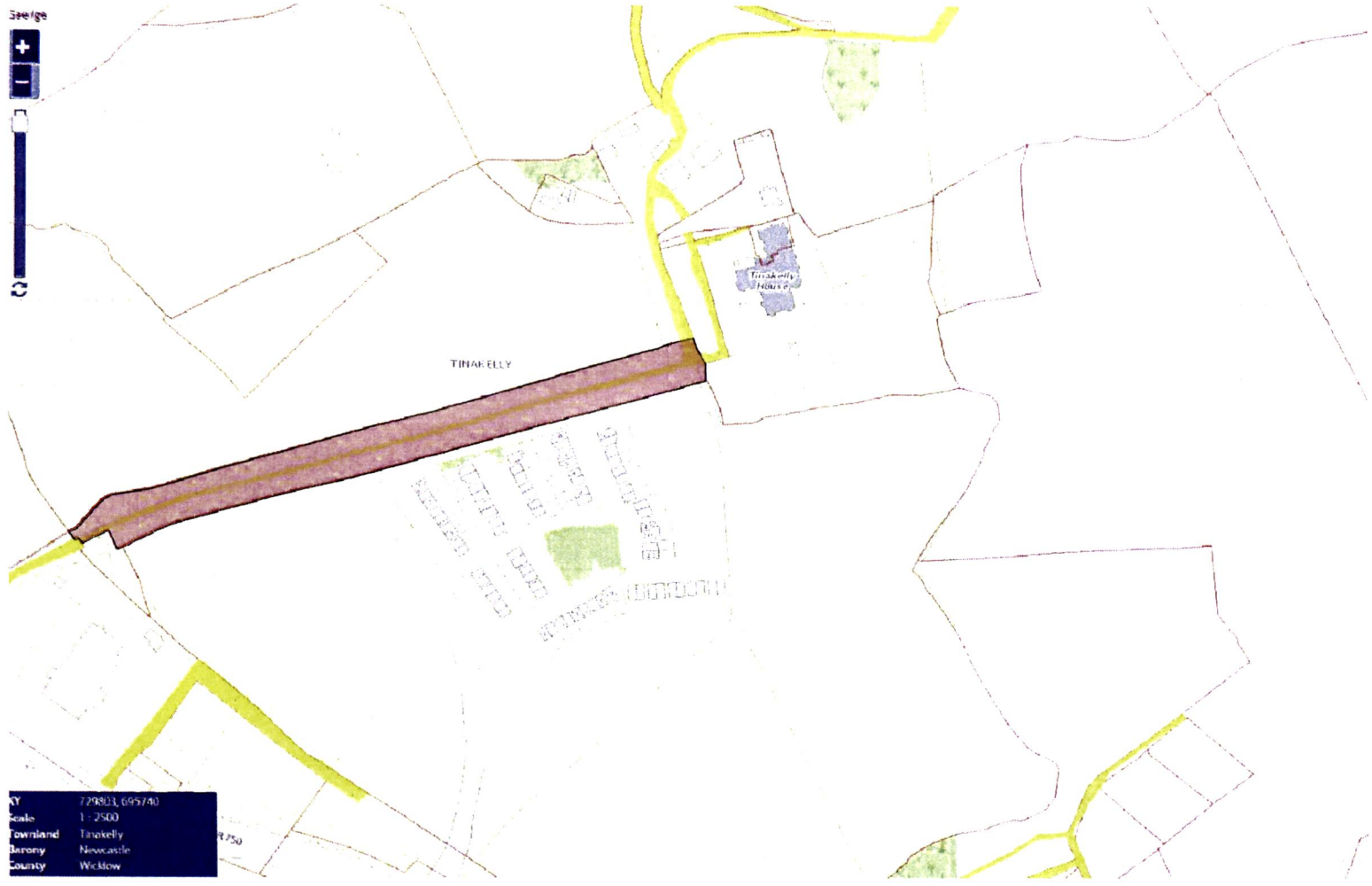
The description of the land affected by the above right is as set out on the Registry Map. In the event that the above entry includes lettering or other alpha numeric references as part of the description of the subject lands, where such lettering or alpha numeric references are not now shown on the Registry Map, the description on the Registry Map prevails and is deemed to be the description of the affected property for the purposes of the Registration of Deeds and Title Acts 1964 and 2006.

Entry revised, Rule 7(1), 09/03/2016, See Instrument Q2015LR018702X.

9 05-JUN-1996 The covenant by Kelson Limited its successors in title and assigns to repair and maintain the Rights of Way at entry No. 3 as specified in Instrument No. D96KW04159T.  
D2004KW002071A  
D96KW04159T

10 20-FEB-2014 The right of way and such other easements and covenant as specified in Instrument Number D2014LR017799B in favour of Covewood Properties Limited the registered owner(s) of the property comprised in folio WW32203F, their heirs, assigns and others as specified therein affecting the part of the property shown coloured yellow on Plan C8YJ7 of the Registry Map.  
D2014LR017799B

11 20-FEB-2014 The right of way and such other easements and covenant as specified in Instrument Number D2014LR017799B in favour of Crackington Limited the registered owner(s) of the property comprised in folios WW2866F, WW32356F & WW26741F, their heirs, assigns and others as specified therein affecting the part of the property shown coloured yellow on Plan C8YJ7 of the Registry Map.  
D2014LR017799B



TTY 729803 695740  
 Scale 1:2500  
 Township Tinakelly  
 Barony Newcastle  
 County Wicklow

Property Details

> Back

Folio Number	WW38002F
Title Level	Freehold
Plan Number	C817
Property Number	1
Area of selected plans	1.73 hectares.
Number of Plans on this folio:	1
Address	Not Available

[View Folio PDF](#)
[Request Certified Copy](#)

The following Applications are Pending on this Folio

D2017LR168573J	Mapping
D2021LR074057P	Queried
D2021LR163726C	Mapping
D2021LR163726G	Mapping

\*Taithe Eiréann Registration Boundaries and Plan Area are not conclusive. See Section 57(2) of Registration of Title Act 2006 and Rule 9(2) of the Land Registration Rules 2017.

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[Help](#)

23 Woodside  
Rathnew  
Co. Wicklow  
A67 YT25

26/02/2024

**Re: Appeal against Planning No. 2360219 at Tinakilly, Rathnew, Co. Wicklow by Keldrum Limited.**

Dear Sir/Madam,

I wish to lodge an appeal against the granting of the above planning application. Therefore, please find attached:

- Appeal Details
- Necessary fee of €220
- Copy of Acknowledgement of Submission letter


I make my appeal under the following headings (detailed further in the accompanying document):

- 1) Premature
- 2) Area Action Plan
- 3) Site Notice
- 4) EIAR
- 5) Badger Sett
- 6) Unsuitability of Rathnew for LRD/Lack of Infrastructure
- 7) Community Infrastructure Statement
- 8) Deficient Parking Spaces/Reliance on Cars
- 9) Natura Impact Statement (NIS)
- 10) Utilities & Energy Sustainability Report
- 11) Out of Date Reports
- 12) Mis-Leading Reports
- 13) Drainage/Flooding
- 14) Crèche
- 15) Orientation of Dwellings
- 16) Vehicular Right of Way
- 17) Density/Not in Keeping with Existing Development
- 18) Reliance on Cars
- 19) Arboricultural Report/Tree & Hedgerow Removal
- 20) Fairy Tree
- 21) Overlooking
- 22) Archaeological Report

<b>AN BORD PLEANÁLA</b>	
LDG-	<u>070377-24</u>
ABP-	_____
28 FEB 2024	
Fee: €	<u>220</u> Type: <u>PMO</u>
Time: _____	By: <u>POST</u>

- 23) Detention Basins/Swales
- 24) Engineering Services Report
- 25) Inappropriate Mix of Units
- 26) Confirmation of Feasibility
- 27) No Suitable "Vision for the Area"
- 28) Possibility of Unexploded Explosive Devices Onsite
- 29) Possible Waste On Site
- 30) Insufficient Green/Amenity Area
- 31) Landscape Design Report
- 32) Proximity to Protected Structure
- 33) Inaccessibility of Planning Drawings

Please address all correspondence in relation to this appeal to the above address.

Yours faithfully,  
  
\_\_\_\_\_  
Vincent Collard

**THIS IS AN IMPORTANT DOCUMENT**

KEEP THIS DOCUMENT SAFELY. YOU WILL BE REQUIRED TO PRODUCE THIS ACKNOWLEDGEMENT TO AN BORD PLEANALA IF YOU WISH TO APPEAL THE DECISION OF THE PLANNING AUTHORITY. IT IS THE ONLY FORM OF EVIDENCE WHICH WILL BE ACCEPTED BY AN BORD PLEANALA THAT A SUBMISSION OR OBSERVATION HAS BEEN MADE TO THE PLANNING AUTHORITY ON THE PLANNING APPLICATION.

Wicklow County Council

PLANNING APPLICATION REFERENCE No: 2360219

A submission/observation in writing, has been received from Vincent Collard on 15/09/2023 in relation to the above planning application.

The appropriate fee of €20 has been paid. (Fee not applicable to prescribed bodies)

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations 2001 and will be taken into account by the planning authority in its determination of the planning application.

Yours faithfully,  
*Wicklow County Council*

**Grounds for Appeal against planning No. 2360219 at Tinakilly, Rathnew, Co. Wicklow by Keldrum Limited - compiled on behalf of Vincent Collard by Paula E. Redmond (Adv Dip Planning & Environmental Law, King's Inns, MSc, HDip, BEng Civil Engineering, MIEI).**

**1) Premature**

The granting of this application is entirely inappropriate and premature as the current LAP *Wicklow Town - Rathnew Development Plan 2013 – 2019* is outdated and a new LAP is in the process of formulation (Please see Appendix 1 attached). A public pre-consultation period in relation to the new LAP took place between 19th July 2023 to 28th September 2023. The current planning application was lodged on August 14<sup>th</sup> 2023.

This is compounded by the location of the site in close proximity to The Murrough Wetlands SAC (002249) and The Murrough SPA (004186); both located approximately 440m to the east. The above European sites are also hydrologically connected to the proposed development site, approximately 700m downstream, via the Rathnew Stream (EPA Code: 10R02) and its tributary Rossanna Lower Stream (EPA Code: 10R19).

There are five SACs and two SPAs that are potentially hydrologically connected to the proposed development via surface water pathways: The Murrough Wetlands SAC, Wicklow Reef SAC, Magherabeg Dunes SAC, Buckrone-y-Brittis Dunes and Fen SAC, Wicklow Mountains SAC, The Murrough SPA and Wicklow Head SPA.

It is mandatory to prepare a LAP for an area designated as a town with a population in excess of 5,000 persons in the most recent census and which is within the functional area of a planning authority which is a County Council.

According to the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)* (May, 2009) – *Local area plans 2.6 Section 19 1(b) of the Planning and development Act 2000 states that a local area plan (LAP) shall be made in respect of an area which firstly is designated as a town in the most recent population census (and where such a town is not designated as a suburb or environs), which has a population of more than 2,000 people and which is situated within the functional area of a planning authority. Where it is indicated in a development plan that a LAP is to be prepared, an indicative timeframe for its completion should be set out.*

2.7 In addition, where substantial areas of brownfield or greenfield sites are going to be (re)developed, it is strongly recommended that a local area plan (LAP) be prepared to facilitate the sustainable development of the area and to avoid it being developed in a piecemeal and incoherent fashion over a long period of time. The advantage of using the LAP approach is that as a statutory plan it will have been through the planning process, will have involved local consultation and the engagement of elected members, and when approved will give a degree of certainty to those involved in the development of the area. In-depth consideration can be given to the planning issues specifically relating to the residential area within the context of the wider strategic objectives, for example, avoidance of flood risk. In preparing a LAP work programme, planning authorities should prioritise those areas with potential for significant (re)development in the short term, in order to provide timely guidance for developers.

The objectives of the LAP must be consistent with the objectives of the county development plan. The current county development plan came into effect in 2022 – nine years after the implementation of the current LAP. I contend that this development should not be granted prior to the formulation and implementation of a new LAP – it is premature and not in keeping with the proper planning and sustainability of the area.

Part of the subject site is located within a Flood A/B zone. Flooding guidelines categorise the risks associated with flooding into three areas: Zones A, B, and C. This categorisation is indicated below -

#### Zone A – High Probability of Flooding

Where the average probability of flooding from rivers and sea is highest (risk greater than 1% annually for river flooding or 0.5% annually for coastal flooding).

#### Zone B – Moderate Probability of Flooding

Where the average probability of flooding from rivers and sea is moderate (risk between 0.1% and 1% annually for river flooding, and between 0.1% and 0.5% annually for coastal flooding).

Zone C - Lowest probability of flooding, (risk less than 0.1% from both rivers and coastal/ tidal flooding).

The issue of flooding is also raised in the above extract of the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)* (May, 2009) which states *planning issues specifically relating to the residential area within the context of the wider strategic objectives, for example, avoidance of flood risk.*<sup>2</sup>

The Planning & Development Act states in the Fourth Schedule Reasons for the Refusal of Permission which Exclude Compensation 3. *Development of the kind proposed*



*would be premature by reference to the order of priority, if any, for development indicated in the development plan or pending the adoption of a local area plan in accordance with the development plan.*

*15. The proposed development would materially contravene an objective indicated in a local area plan for the area.*

*20. The development would contravene materially a development objective indicated in the development plan for the zoning of land for the use solely or primarily of particular areas for particular purposes (whether residential, commercial, industrial, agricultural, recreational, as open space or otherwise or a mixture of such uses).*

The above extracts highlight how the system in place to ensure planning applications are granted only if they adhere to the proper planning and sustainability of an area is based on there being a local area plan in place.

Core Strategy Table *Table A: LAP Towns of the Wicklow County Development Plan 2022-2028* shows that there are 50 hectares of zoned land in excess of what is required to meet 2031 housing targets, which equates to 2,200 units. It states in the aforementioned table that the surplus will be dealt with in the next LAP, i.e., the one currently being formulated.

The *Design Manual for Urban Roads and Streets* highlights the importance of a LAP in relation to best practice design. It states in Section 2. Local Area Plans, *Local Area Plans shall be underpinned by an assessment of transportation and mobility in the relevant area. This will inform the formulation of policies aimed at: 1 Promoting a walking and cycling environment. Creating high levels of connectivity, particularly for more sustainable forms of transportation. Land use and transport integration to reduce car dependency. Parking for cycles and cars. The implementation of these policies should 1 Refer to Section 5.6 Achieving Smarter Travel of the Draft Local Plans Planning Guidelines (2012).*

It also states *LAPs should also be used to address more detailed matters such as those contained within Chapter 4. Such issues may be addressed via Urban Design Codes<sup>2</sup> which set out a series of prescriptive measures to which development should adhere. With regard to street design these may take the form of cross sections and typologies (see Figure 5.2) and/or may include detailed illustrations relating to a particular place (see Figure 5.3).*

The pre-draft public consultation stage in relation to the new LAP for the area (currently in formulation) asked members of the public to give their opinion on the topics below:

1. Housing – Population - Compact Growth
2. Regeneration of Communities & Places - Healthy Placemaking - Urban Design
3. Economic Opportunity – Tourism - Shops & Services - Community Facilities
4. Heritage - Biodiversity - Green Infrastructure - Climate Action – Energy
5. Infrastructure - Sustainable Movement – Transportation
6. Any Other Issue - Environmental Assessment - Implementation/Delivery

Under *Housing – Population - Compact Growth* it asked questions such as *Where do we deliver our new housing without contributing to urban sprawl?*

Under *4 Heritage - Biodiversity - Green Infrastructure - Climate Action – Energy* it asked questions such as *Are there any additional buildings, trees, views etc. worthy of protection in the area?* and *How can the Plan address flood risk and build resilience to better cope with the increasing frequency of extreme weather events?*

As can be seen from the large number of submissions made in relation to the proposed LRD, numerous observers have concerns in relation to tree removal (“fairy tree” discussed in Point 20: Fairy Tree). Objectors to the proposed development also raise serious concerns in relation to flooding and drainage.

I assert that the granting of this LRD while the new LAP is only being developed is contrary to public participation. This is compounded by the fact that another LRD is currently under construction adjacent to the proposed development site.

## **2) Area Action Plan**

It states in 16.3.1 *Permitted Development and Existing Local Land Uses* of Volume 2 of the EIAR submitted a part of the planning application

*It is noted that an Area Action Plan for lands included in the Tinakilly Action Area was submitted by Ardale property group to Wicklow County Council and approved on the 20th of September 2021. The agreed Area Action Plan provides additional detail regarding how the wider lands in the Clermont – Tinakilly area can be developed. The approved plan*

*does not contradict or preclude development occurring as outlined in the current Development Plan and allows for the subject lands to be developed in a phased and integrated manner. The action plan submitted makes minor adjustments to the zoning objectives on the site to allow for ease of sustainable development on the lands. The Area Action Plan as agreed governs the zoning of the lands. The site features a number of zoning objectives as follows:*

- **R1** *“New Residential: To provide for new residential development at densities up to 40 units per hectare.”*
- **R2** *“New Residential: To provide for new residential development at densities up to 28 units per hectare.”*
- **Active Open Space** *“To preserve, improve and provide for recreational public and private open space.”*
- **Passive Open Space** *“To preserve, improve and provide for parks, recreational public and private open space, green corridors and ecological buffer zones.”*

I question if the acceptance of the *Tinakilly Area Action Plan* by Wicklow County Council should have occurred given that it included *minor adjustments to the zoning objectives on the site*. I assert that changes to zoning should not occur until the formulation of a new LAP and include public participation. This would seem contrary to proper public participation. This is compounded by the fact that a new LAP is currently in the early stages of formulation and the fact that the current LAP - *Wicklow Town - Rathnew Development Plan 2013 – 2019* – was formulated eight years prior to the acceptance of the *Tinakilly Area Action Plan*.

### **3) Site Notice**

*II. 132 no. apartment/ duplex/ maisonette units comprising the following: 56 no. 1 bed apartments and 48 no. 2 bed apartments in 3 no. 4 storey apartment block buildings. 8 no. 1 bed maisonette units in 2 no. 2 storey semi detached blocks. 14 no. 2 bed duplex ground floor apartment units and 14 no. 3 bed upper floors duplex apartment units arranged across 3 no. 3 storey terraced blocks, ranging in size from c.48.4 sq.m to c.109 sq.m. All apartment/ duplex/ maisonette units will be provided with private open space areas in the form of balconies/ terraces.*

If one adds up the breakdown of apartment/ duplex/ maisonette units listed above it adds up to 140, whereas the total should come to 132 – I assert that the site notice should have been invalidated on this point.

#### 4) EIAR

It states in Section 2: Planning and Development Context *It is noted that the subject proposal for 352 no. units contributes to the provision of 1,267 no. units by 2028 and overall unit requirements for the Wicklow Rathnew area by 2031.*

While Wicklow-Rathnew may be designated as a Level 2 Key Town in the *Wicklow County Development Plan 2022-2028*, Wicklow Town is the county town, while Rathnew was a village until lately and is only now considered a town based on Census 2022 figures. The proposed development would equate to 27.7% of the units required by 2031 based on the figures above for the Wicklow Rathnew area. Considering that this is one development and that Rathnew as stated is basically still a village (in terms of infrastructure etc.), this seems far too high a proportion of the required units for the village of Rathnew to absorb. The addition of such a large-scale development and resultant population increase will irrecoverably change the nature of Rathnew. If we allow just one new resident per bedroom provided by the proposed development, this would equate to 929 persons. This figure is likely to be much higher as many bedrooms will cater for two persons.

Rathnew is not served by a trainline. There is insufficient employment and social infrastructure in Rathnew to cater for the future residents of the proposed development in conjunction with the adjoining LRD currently under construction.

Chapter 13 of Volume 1 of the EIAR *Traffic and Transportation* states

##### *Operational Phase Mitigation Measures*

*The development shall incorporate several design and management elements intended to mitigate the impact of the development on the surrounding road network during its operational phase. These include:*

- *A conservative car parking provision, which shall discourage higher vehicle ownership rates and excessive vehicular trips to the development (by residents and visitors).*
- *A high provision of secure bicycle parking, which shall serve to encourage bicycle*

*journeys by both development occupants and visitors.*

Mitigation measures are measures which aim to limit or even eliminate impacts on a site that are likely to arise from a proposed development. To assert that allowing for a *conservative car parking provision* will limit vehicles travelling to the development and will discourage car ownership by both future residents and visitors is non sensical. This cannot therefore be considered a mitigation measure as the provision, or lack of provision, of car parking spaces in the proposed development will have no effect on car ownership rates.

It states in Chapter 15 *Material Assets* of Volume 1 of the EIAR

*Material Assets of Human Origin*

- *Local Settlement*
- *Property Prices*
- *Gas Supply*
- *Electricity supply*
- *Telecommunications*
- *Transport*
- *Water supply and sewerage*
- *Municipal Waste*
- *Tourism*

*It is considered that the proposed development will not have any significant impact on material assets including, most notably, public utilities and natural resources. The overall predicted impact of the proposed developments can be classed as long term and negligible with respect to material assets. The proposed development has been designed for, and the infrastructure constructed for, a residential development of this nature.*

I assert that the proposed development if built will have a negative impact on both the local settlement (due to lack of sufficient social infrastructure – please see Point 7: Unsuitability of Rathnew for LRD/Lack of Infrastructure), on drainage/flooding (Please see Point 13: Drainage/Flooding) and on the water supply/sewage (please see Point 26: Confirmation of Feasibility).

## 5.2 Methodology of Volume 2 of the EIAR states

*It is noted that the applicant has considered the published 2022 Census results in the context of the wider County Wicklow, as no small area population maps for the electoral divisions surrounding the development site are currently available. These are due to be published on September 21st, 2023.*

The population for Rathnew was available on June 29<sup>th</sup> 2023 (Please see Appendix 3 attached). Basing the EIAR figures on the Census 2022 results for Wicklow as a whole and not Rathnew is entirely misleading. As proven in Point 14: Creche, Rathnew is an area with one of the youngest populations in the country, yet documents submitted for planning, including the EIAR, claim by quoting figures based on Wicklow as a whole, that it has an older demographic. The extract from the section entitled *Age Profile* of Volume 2 of the EIAR illustrates my point –

*A review of the Wicklow Urban and Wicklow Rural age profile confirmed that communities in the surrounding areas have an age profile weighted generally towards an older population group with an above average concentration of individuals over 65 years and a below average proportion under 19 years of age in the Wicklow Urban Area.*

The creche (which is part of a mixed-use development) located at Broomhall Business & Enterprise Park (planning no.s 19/853 & 22/590 apply), which it is proposed will cater for the proposed development, is not included in the EIAR. I assert that this equates to “project splitting”. From reading the various reports submitted as part of the planning application it was clearly intended to use this creche to cater for the proposed development. Since creche spaces must be provided for a development of the size of the proposed development, the creche is a part of the project and therefore should have been included in the EIAR.

In fact one could assert that building two LRD’s adjacent to one another, which it is proposed will share some social infrastructure, such as the creche is “project splitting”.

Section 6.6 of Volume 2 of the EIAR is entitled *Ameliorative, Remedial or Reductive Measures*. This is a confusing and inaccurate title because as stated earlier, mitigation measures are measures which aim to limit or even eliminate impacts on a site that are likely to arise from a proposed development. The term “remedial” almost suggests compensatory measures. Compensatory measures are independent of the project and any associated mitigation measures.

8.2.4 Field Study Methodology of Volume 2 of the EIAR states in Table 8.1 *Details of breeding bird surveys undertaken within the proposed development site* that three surveys were undertaken. According to the *Bird Survey Guidelines for assessing ecological impacts* produced by the Bird Survey & Assessment Steering Group (UK) (2023), it is recommended as standard that six bird survey visits be undertaken as part of a survey for breeding birds.<sup>1</sup> The aforementioned guidelines are intended for use by ornithologists and ecological consultants who engage in bird surveys for the purpose of assessing ecological impacts including Ecological Impact Assessments (EIA) and Environmental Impact Assessments (EIA).

All three visits listed in table 8.1 were conducted in the morning time. According to the aforementioned *Bird Survey Guidelines*, at least one of the six visits should be in the evening (i.e. during the last few hours of the day, and extending beyond sunset for at least one hour) to pick up species not readily recorded by conventional surveys early in the morning. The guidelines state –

*Certain species call into the dusk and after dark. These include several common species (e.g. robin) and some which can be difficult to detect during the day (e.g. grasshopper warbler, nightingale, nightjar and several owl species). Dusk survey visits also provide a good opportunity to identify roost sites.*

Volume 2 of the EIAR states in the section entitled *Otter signs*

*The presence of otter (Lutra lutra) at each aquatic survey site as well as upstream and downstream of the proposed development site, was assessed on the 9th April 2022 by*

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<sup>1</sup> Bird Survey & Assessment Steering Group. (2023). *Bird Survey Guidelines for assessing ecological impacts* v.1.1.1. Available: <https://birdsurveyguidelines.org>.

*Triturus Environmental Ltd., determined through the recording of otter signs, if encountered incidentally during surveys.*

As stated above otter signs were recorded if *encountered incidentally during surveys*. Given the suitability of the site for otters and the importance of otters in the area, I assert that a standalone otter survey should have been conducted to provide full protection to the fauna of the site and in the nearby SPA and SAC.

As stated in Section 8.3.3 of Volume 2 of the EIAR -

*Further to the evidence of otter within the proposed development site, the local otter populations are considered to be of International Importance, as they have the potential to be associated with the Wicklow Mountains SAC QI populations due to its proximity to the proposed development site and considering that otter territories can reach up to 21km along hydrological pathways (Ó' Neill et al., 2009)<sup>47</sup>. Wicklow Mountains SAC is located within a different sub-catchment (e.g. Avonmore\_SC\_010) to the proposed development (Vatry\_SC\_010), however considering the distance between some watercourses within the Avonmore and Vartry sub-catchments are not long, i.e. starting from c. 200m, and the fact that otter do not strictly travel within watercourses when commuting, although they never move far from one, there is potential for otter crossing from one sub-catchment to another (Ó' Neill et al., 2009).*

It states in 17.3 *Discussion – Neutral Impacts* of Volume 2 of the EIAR

#### *Material Assets, Cultural Heritage & Landscape*

*Archaeological assessment for the proposed development has identified features of archaeological interest on the site. Further, aspects of the proposed development have the potential to impact on unidentified archaeological features during the construction works. Potential Mitigation strategies for archaeology and cultural heritage are detailed in Chapter 12 Architectural & Cultural Heritage which will ensure the effect is **long-term, imperceptible, and neutral**.*

As discussed in Point 21: Archaeological Report, no stand-alone archaeological report was prepared for the subject site despite numerous archaeological features being present in the area.

It also states in 17.3 *Discussion – Neutral Impacts* of Volume 2 of the EIAR

#### *Biodiversity*



*It is considered that potential impacts arising from the proposed development are as follows: Habitat loss, accidental pollution events contaminating surface water in the receiving environment during the construction or operational phases, introduction of non-native invasive species causing habitat degradation, reduction in water quality with direct or indirect impacts on otter or other mammals, birds, fish and aquatic invertebrates, and disturbance/ mortality impacts to mammal or birds during construction or operation. A comprehensive suite of mitigation measures will be implemented to protect the biodiversity on the site during construction and operation, which when implemented will ensure that no residual impacts on flora or fauna are experienced. It is determined that the predicted impact on biodiversity is **long term, imperceptible and neutral.***

The developer cannot control events within the development following construction and occupation by residents. Non-native invasive species could be introduced via gardens, substance as pesticides etc. are very likely to be used by some future residents. Therefore, the above statement that a *suite of mitigation measures will be implemented to protect the biodiversity on the site during construction and operation* is inaccurate and misleading as there is no mitigation possible against the two scenarios I have outlined. The possible negative effects of the introduction of non-native species and the use of pesticides is compounded by the presence of two watercourses on the development site and the hydrological link to SPA and SAC.

## **5) Badger Sett**

There is an active badger sett on the site. It states in section 8.3.4 of Volume 2 of the EIAR submitted as part of the planning application

*A badger sett was recorded within the proposed development within the treeline in the centre of the site. The sett was recorded during the multidisciplinary survey when four obvious entrance holes were recorded under dense undergrowth, although it recognised that owing to the dense nature of the scrub, that further entrances may be present. There were also snuffle holes north of the treeline and at least two trails leading directly to the sett and/or between entrances. Two camera traps were positioned at two separate entrance holes for 14 and 11 days, respectively. The recordings from the first camera location confirmed the active use of the sett by badger. The second camera location also confirmed badger activity associated*

*with the 2nd sett entrance. As the sett comprises at least four entrances, it is considered an outlier sett.*

Badgers and their setts are protected under the provisions of the Wildlife Act, 1976, and the Wildlife Amendment Act, 2000. It is an offence to intentionally kill or injure a protected species or to wilfully interfere with or destroy the breeding site or resting place of a protected wild animal.

*Due to their stable Irish populations, they are considered to be of “Least Concern” in terms of conservation (Marnell et al., 2019)<sup>44</sup>. The local badger populations are valued to be of local importance (higher value), as there is a sett present within the proposed development which is confirmed to support badgers. Considering the size of the recorded badger sett and the low levels of badger activity evidence recorded within the proposed development site, the surrounding area is considered likely to only support local badger populations and is unlikely to support large numbers of badgers.*

The sett located on the subject site must be protected and not interfered with. The fact that the above extract claims that there is a low level of badger activity is immaterial – the sett is protected under law.

If the proposed development is built it will inevitably disturb the badger sett. Even if badgers were to continue using the sett during the construction phase, the addition of human activity will render it unusable.

## **6) Unsuitability of Rathnew for LRD/Lack of Infrastructure**

*4.3 Rathnew Village Centre 4.3.1 Strategy of the Wicklow Town-Rathnew Development Plan 2013-2019 states*

*The overall development strategy of this Plan is to allow for the development of the settlement around two poles – Wicklow town and Rathnew village. The strategy for Rathnew village centre is: to retain the unique identity of Rathnew with its own level of retail and other services appropriate to a village of its size and not allow it be absorbed as a ‘suburb’ of Wicklow town;*

It states in Section 2: Planning and Development Context of Volume 1 of the EIAR submitted as part of the planning application *It is noted that the subject proposal for 352 no. units contributes to the provision of 1,267 no. units by 2028 and overall unit requirements for the Wicklow Rathnew area by 2031. The Plan outlines the following in*<sup>12</sup> Chapter 4 ‘Housing’. While Wicklow-Rathnew may be designated as a Level 2 Key

Town in the Wicklow County Development Plan 2022-2028, Wicklow Town is the county town, while Rathnew, now classified as a “town” by census figures, was until recently a village. In fact, in the current LAP it is referred to as a village. In the section entitled Response and Assessment of Item 1 of 5 of the second planner’s report, the planner refers to the *Village of Rathnew*.

Reports submitted as part of the planning application refer to Rathnew as a village, such as in Volume 2 of the EIAR which states in 16.3.1 Permitted Development and Existing Local Land Uses

*...the development site is located adjacent to Rathnew, a small village, approximately 350 metres to the west of the subject site and features a small main street, providing local shops that are located a short walk from the development site*

The proposed development would equate to 27.7% of the units required based on the figures above for the Wicklow Rathnew area. In addition, the developer was granted permission for 271 units under ABP decision 301261-18, on a site directly to the south of the subject site. This equates to 21.38% of the above mentioned 1,267 units requires.

Therefore, both the proposed application and the development granted under planning no. ABP 301261-18 would account for 49.08% of the units required by 2028 in the Wicklow-Rathnew Area. Considering that Rathnew was classified until recently as a village, this seems far too high a proportion of the required units for the village of Rathnew to absorb. The addition of such a large-scale development and resultant population increase will irrecoverably change the nature of Rathnew. It will effectively make Rathnew a “suburb” of Wicklow which would materially contravene the policies of the current LAP.

If one allows just one new resident per bedroom provided by the proposed development, this would equate to 929 persons. This figure is likely to be much higher as many bedrooms will cater for two persons. The population of Rathnew according to Census 2022 (Please see Appendix 3) was 3,482.

If we take the figure of 929 above (which as stated is grossly underestimated), that means that the proposed development would increase the population of Rathnew by 26.68%. This is without even considering the additional population that will be brought to Rathnew by the development granted under ABP 301261-18. This will have severe

negative effects for the current residents of Rathnew in terms of access to critical infrastructure (GPs, school places etc.) and social infrastructure (amenity areas etc) and will severely negatively affect their use and enjoyment of their locality. Necessary infrastructure will also not be available for future residents. This will cause an over reliance on cars to enable residents (both current and future) to access necessary services further afield and will also put undue stress on services not only in Rathnew but in the surrounding areas.

According to 3.4 Population & Housing Allocations of the Wicklow County Development Plan 2022-2028 -

*Key Towns are identified for growth rates of c. 35% having regard to their identification in the RSES as towns suitable for higher levels of growth*

As stated earlier the population of Rathnew is 3,482 according to Census 2022 figures. 35% of this figure would equate to 1218.7 persons. This figure will be catered for by the under construction LRD which is connected to the proposed LRD.

There are currently severe shortages of school places in nearby Greystones (18 minutes drive away). It is estimated that 70 – 80 pupils in the area who will potentially be left without school places in the next school year in 2024-2025 (Please see Appendix 4 attached).

Rathnew has insufficient school and GP places to accommodate future residents of the proposed development. This issue has been highlighted by local representatives such as TD John Brady. <sup>2</sup>

Section 2.4 of the *Sustainable Urban Housing: Design Standards for New Apartments* states

*Identification of the types of location in cities and towns that may be suitable for apartment development, will be subject to local determination by the planning authority, having regard to the following broad description of proximity and accessibility considerations.*

It then lists three types of potential areas for apartment development including:

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<sup>2</sup>Raghnaill, E. (2023). *Wicklow People. Plan for 352-home estate on Wicklow site sparks over-development fears* Available: <https://www.independent.ie/regionals/wicklow/wicklow-district/plan-for-352-home-estate-on-wicklow-site-sparks-over-development-fears/a2112553677.html>

1. Central and/or Accessible Urban Locations
2. Intermediate Urban Locations
3. Peripheral and/or Less Accessible Urban Locations

The subject site would be classified as a “Peripheral and/or Less Accessible Urban Location”.

For this type of area it states -

4. *Peripheral and/or Less Accessible Urban Locations Such locations are generally suitable for limited, very small-scale (will vary subject to location), higher density development that may wholly comprise apartments, or residential development of any scale that will include a minority of apartments at low-medium densities (will also vary, but broadly  $\leq 45$  dwellings per hectare net), including:* • Sites in suburban development areas that do not meet proximity or accessibility criteria; • Sites in small towns or villages. *The range of locations outlined above is not exhaustive and will require local assessment that further considers these and other relevant planning factors.*

The subject site is on the periphery of Rathnew. There is no train line to Rathnew and social infrastructure is limited.

There is a lack of employment and educational opportunities in Rathnew.

The *Socio-Economic Baseline Report as part of the Wicklow Local Economic & Community Plan (LECP) 2016-2021* states in relation to *Children and Young People* -

5. *There are over 1,200 young people on the live register in Wicklow. While the number of young people (under 25) on the live register has decreased since 2010, over 1,200 (12.7% of the total) still remain. The highest level (15.4%) is linked to the Arklow Social Welfare Office with high numbers also linked to the Wicklow office (13.5%).*

The locating of the proposed LRD in addition to the connected LRD (under construction) in Rathnew Village, which has insufficient social infrastructure in place is contrary to National Policy Objective 9 of the *Wicklow County Development Plan 2022-2028* which states

***National Policy Objective 9***

*In each Regional Assembly area, settlements not identified in Policy 2a or 2b of this Framework, may be identified for significant (i.e. 30% or more above 2016 population levels) rates of population growth at regional and local planning stages, provided this is subject to:*

- Agreement (regional assembly, metropolitan area and/or local authority as appropriate);*
- Balance with strategies for other urban and rural areas (regional assembly, metropolitan area and/or local authority as appropriate), which means that the totality of planned population growth has to be in line with the overall growth target; and*
- A co-ordinated strategy that ensures alignment with investment in infrastructure and the provision of employment, together with supporting amenities and services.*

*While the above planning considerations will generally apply to all urban and rural areas, this specific provision is intended to ensure that in settlements identified for significant population growth, it is aligned with the provision of employment and/or infrastructure and supporting facilities, to ensure a good quality of life for both existing and future residents. The Regional Spatial and Economic Strategies for each Regional Assembly area shall address the potential of towns and their catchments in conjunction with consideration of growth targets for cities and rural areas. In applying a tailored approach to urban development, that can be linked to the Rural and Urban Regeneration and Development Fund, key considerations further to NPO 7 will include:*

- The extent to which a settlement is located inside or outside one of the five defined City-Region catchments and may be characterised as commuter focused or as more self-contained;*
- The scale of employment provision and net commuting flows;*
- The extent of local services and amenities provision i.e. administration, education – particularly higher education institutes, health, leisure and retail;*
- The extent to which trips may be made by sustainable modes of travel, i.e. walking, cycling or public transport, and the scale of planned investment in such;*

- *The rate and pace of development from 1996-2016 and the extent to which there are outstanding requirements for infrastructure and amenities;*
- *Accessibility and influence in a regional or sub-regional context;*
- *Particular sub-regional interdependencies, for example, where a settlement may be located in relation to a number of nearby settlements and scope for collaboration and complementarity;*
- *Track record of performance and delivery, as well as ambition and initiative and scope to leverage investment;*
  - *Commitment to achieve compact growth*

## **7) Community Infrastructure Statement**

Numerous errors exist in the Community Infrastructure Statement. In 5.2 *Demand for Childcare Places* it states *The Childcare Guidelines (2001) have identified that only 50% of units will require childcare. Notwithstanding the above, childcare is provided as follows:*

- *50 % of 323 units = 161.50 units with potential to require childcare.*

The total proposed number of units according to the Site Notice is 353. However, the number of proposed units varies throughout the various report. This is compounded by the error in relation to breakdown of unit numbers on the Site Notice as highlighted in Point 3: Site Notice above.

Section 4.1 Age Profile states

*A review of the Wicklow Urban and Wicklow Rural age profile confirmed that communities in the surrounding areas have an age profile weighted generally towards an older population group with an above average concentration of individuals over 65 years and a below average proportion under 19 years of age. This can be assessed following a reviewed of figures below, which confirm that the area's population profile is dominated by people in the working age group (35 to 39 years).*

As discussed in further detail in Point 14: Creche, Rathnew has one of the youngest populations in the country which will require an increase in infrastructure such as school places and creches in coming years.

#### Section 4 Demographic Trends states

*The Central Statistics Office have begun releasing data from Census 2022, which will supersede Census 2016. The Census 2022 data will be released throughout 2023, with the full census being available after the final profile publication on the 19th of December 2023. It is noted that the applicant has considered the published 2022 Census results in the context of the wider County Wicklow, as no small area population maps for the electoral divisions surrounding the development site are available, these are due to be published on September 21st, 2023.*

Despite stating above that 2022 Census data supersedes 2016, *Figure 3 -- Electoral Division 'Wicklow Rural' population profile by sex and age group* is based on 2016 census data.

Both Appendices 3 & 3A attached are releases from the Central Statistics Office (CSO) released on June 29<sup>th</sup> 2023 stating that Rathnew has one of the youngest populations in the country. Appendix 3 states the population results for Rathnew for 2022. The Community Infrastructure Report is dated August 2023. Therefore, the Census 2022 results were available for use in the report.

#### Section 4.3 School Going Age states

*Based on an initial review of capacity available in the various primary and post primary school facilities within the area as outlined in section 6 of this report, our initial review confirms that there is sufficient capacity to cater for the potential 126 no. primary pupils and 82 post primary pupils arising from the proposal.*

I assert that the figures above are entirely underestimated. If we assume that 50% of the proposed units have at least one primary school aged child, that would equate to 176. Likewise, if we make the same assumption for secondary age children.

#### Section 6 Educational Facilities states

##### *Educational Facilities Summary*

*The initial review of the enrolment figures of primary and post-primary school facilities within the area demonstrates that the quantity of existing facilities surrounding the site are adequate to cater for the limited demand for primary and post primary school facilities that will arise from the subject proposal.*



To assert that a LRD consisting of 352 no. units, which will increase the population of Rathnew by at least 26.68% (Please see Point 6: Unsuitability of Rathnew for LRD/Lack of Infrastructure for more detail) will result in a *limited demand for primary and post primary school facilities* is nonsensical.

The *Guidelines for Planning Authorities on Sustainable Residential Developments in Urban Areas* (2009) states

*a) Schools*

*4.2 New residential communities can generate a demand for a significant number of new school places, particularly where families are attracted to the area. In such cases, it is vital to the process of supporting sustainable communities that the planning system facilitates the timely provision of new school buildings. Detailed guidance on planning for school provision through the development plan, local area plan and development management processes and the roles, responsibilities and specific actions to be taken in relation to forecasting future demand for school places is available in the Joint Code of Practice on Provision of Schools and the Planning System (August 2008).*

*4.3 No substantial residential development should proceed without an assessment of existing schools capacity or the provision of new school facilities in tandem with the development.*

*4.4 Within the development management process, it is recommended that planning applications for 200+ dwelling units should be accompanied by a report identifying the demand for school places likely to be generated by the proposal and the capacity of existing schools in the vicinity to cater for such demand. In very large-scale residential developments (say, 800+ units), planning authorities must consider whether there is a need to link the phased completion of dwellings with the provision of new school facilities*

I assert that a proper and thorough assessment of school places in the vicinity of the subject site has not been conducted or provided as part of the planning application.

In Section 7: *Community Facilities* it states

*Community and Social Facilities Summary*

*It is apparent from our review of community and social facilities, that there is an appropriate provision within the surrounding area to serve the development now proposed. It is our considered view that there is no requirement arising from the current proposal for the provision of additional facilities within the immediate context.*

Again, to suggest that a LRD with resultant population increase of at least 26.68% does not need additional facilities is non sensical.

Objective NH3 of the Wicklow Town-Rathnew Development Plan 2013-2019 states –

*Unless otherwise specified by the Planning Authority, any development in excess of 200 residential units, or smaller developments that will accumulate to be part of larger future developments, will be required to carry out a 'social infrastructure' audit, to determine if social and community facilities in the area are sufficient to provide for the needs of the future residents. Where deficiencies are identified, proposals will be required to either rectify the deficiency, or suitably restrict or phase the development in accordance with the capacity of existing or planned services.*

Given the size of the proposed LRD and the fact that another connected LRD is currently under construction in an adjacent site, a more thorough social infrastructure report should have been conducted.

#### **8) Deficient Parking Spaces/Reliance on Cars**

A total of 592 no. car parking spaces are proposed. Based on the standards outlined in *Table 2.3 - Car parking standards*, dwellings with 1-2 bedrooms should be provided with 1.2 spaces per unit and 3-4 bedroom residences should be provided with 2 per unit.

No guidance is given in relation to 5 bedroom residences. However, if we use the figure of 2 spaces per 5 bedroom unit the total number of required spaces would equate to 585.

There is insufficient public transport in the locality to cater for a development of this size. The proposed development and the connected LRD (currently under construction) will be car dependent.

The Guidelines for Planning Authorities on Sustainable Residential Developments in Urban Areas (2009) states

*(b) Sustainable travel patterns 4.2 states In smaller settlements where there is no public transport provision, the emphasis should be on the appropriate location of residential development within the development plan / LAP minimising the need for car journeys and by encouraging through design, walking, and cycling<sup>14</sup>*

## 9) Natura Impact Statement (NIS)

The nearest European sites to the proposed development are The Murrough Wetlands SAC (002249) and The Murrough SPA (004186); both located approximately 440m to the east. The above European sites are also hydrologically connected to the proposed development site, approximately 700m downstream, via the Rathnew Stream (EPA Code: 10R02) and its tributary Rossanna Lower Stream (EPA Code: 10R19).

There are five SACs and two SPAs that are potentially hydrologically connected to the proposed development via surface water pathways: The Murrough Wetlands SAC, Wicklow Reef SAC, Magherabeg Dunes SAC, Buckronev-Brittis Dunes and Fen SAC, Wicklow Mountains SAC, The Murrough SPA and Wicklow Head SPA.

There is one SPA, The Murrough SPA, designated for wintering SCI species that are known to forage and/or roost at inland sites in Ireland, and one SPA, Wicklow Mountains SPA, located approximately 12.4km west of the proposed development, designated for birds of prey (peregrine *Falco peregrinus* and merlin *Falco columbarius*) that are known to not hold exclusive home ranges<sup>22</sup>.

In addition, Wicklow Mountains SAC is designated for mobile QI species (otter *Lutra lutra*) known to utilise a wide range of freshwater and marine habitats on the east coast

Further to the evidence of otter within the proposed development site, the local otter populations are considered to be of international importance, as they have the potential to be hydrologically linked to the Wicklow Mountains SAC QI populations due to its proximity to the site and considering that otter territories can reach up to 21km along hydrological pathways (Ó' Neill *et al.*, 2009)<sup>38</sup>. Wicklow Mountains SAC is located within a different sub-catchment (e.g. Avonmore\_SC\_010) to the proposed development (Vatry\_SC\_010), however considering the distance between some watercourses within the Avonmore and Vatry sub-catchments are not large, i.e. starting from approximately 200m, and the fact that otter do not strictly travel within watercourses when commuting, although they never move far from one<sup>39</sup>, there is potential for otter crossing from one sub-catchment to another.

In addition, the wetland habitats at the adjacent Broadlough are used by wintering SCI bird populations of The Murrough SPA, as well as by wintering SCI populations moving along the east coast at the beginning and end of migration season.

The proposed development includes the removal of numerous healthy trees and over 500m of hedgerow. Stormwater from the site will discharge into both streams located on the

site. A total of seven detention basins and swales are proposed on site and some of this water will discharge to the Rathnew Stream. I assert that the detention basins will be unable to remove pollutants entering the Rathnew Stream which is a salmonid bearing watercourse. If granted, the proposed development will interfere with otter activity onsite. In addition, the wintering birds that use the adjacent Broadlough could be negatively impacted if the proposed development is built and flooding and/or pollution of the two onsite watercourses occurs.

It states in the NIS submitted as part of the planning application -

*Surface Water*

*The proposed development comprises five principal catchments for the collection and disposal of stormwater runoff from impermeable areas:*

- *Catchment A of 5.93ha, representing the majority of the site to the east of the proposed Rathnew*

*Inner Relief Road.*

- *Catchment B of 3.16ha, including the southernmost section of the Rathnew Inner Relief Road*

*proposed under this application, as well as areas to the west and east of this.*

- *Catchment C of 1.3ha, comprising the north-east corner of the development site.*

- *Catchment D of 0.44ha, representing the central section of the Rathnew Inner Relief Road proposed under this application.*

- *Catchment E of 0.62ha, representing the Rathnew inner relief road on the northern side of Rathnew Stream.*

*Stormwater runoff from the proposed development's five defined catchment areas shall drain to internal swales and stormwater detention basins (ponds). These SuDS features allow some direct infiltration of stormwater, and also provide attenuation storage to cater for extreme rainfall events. All stormwater from the development's drainage network shall discharge to the existing Rathnew Stream and Rossana Lower stream, at the development site's northern and western boundaries, respectively.*

This is contrary to the below which states that there should be no direct discharge to the Rathnew Stream.

It states in Section 6: recommendation of *The Aquatic baseline report for Tinakilly Demesne Residential Development, Rathnew, Co. Wicklow*

Considering the importance of the Rathnew Stream as a salmonid bearing watercourse with connectivity to Broad Lough an important sea trout estuarine habitat, it is vitally important to preserve the fisheries value of the watercourse. Several high-level recommendations are presented below but do not represent the full suite of measures that would need to be applied to protect watercourses. During the construction phase a CEMP should be formulated to ensure the protection of watercourses in consultation with IFI and the NPWS. This would include control of pollutants at source and monitoring discharges to the adjoining Rossanna and connecting Rathnew Streams. The riparian zone of both watercourses should be strictly protected with a minimum buffer of 15m from the development. This would also help protect identified otter foraging and or resting and breeding habitat. **No storm water discharges should be made directly to the Rathnew Stream and rather only to the adjoining Rossanna Lower Stream given its lower ecological value.** A drainage plan for the operational phase of the development should be developed with regular maintenance of the drainage system to prevent impacts from storm water pollution to the river system. Consideration of open swale systems and or natural wetland attenuation for storm drainage prior to discharge to the Rossanna Stream are extremely important to curb the threat of stormwater pollution which is one of the primary threats to catchments subject to suburbanisation pressures.

It states in the initial planner's report in the section entitled *Flooding* that *All storm water from the development's drainage network shall discharge to the existing Rathnew Stream and Rossana Lower stream, at the development site's northern and western boundaries, respectively.*

In addition, detention ponds do not remove 100% of pollutants. According to the information leaflet entitled *Retention Ponds Site Control* produced as part of the Greater Dublin Strategic Drainage Study-

*The effectiveness of wet ponds has been estimated through a wide range of research, producing variable results. However, it is believed that proper design and maintenance may help to improve performance. Research reported by Schueler suggests the following typical removal rates (USEPA Factsheets)*

<b><i>Pollutant</i></b>	<b><i>Removal (%)</i></b>
Total Suspended Solids	67

Total Phosphorous	48
Total Nitrogen	31
Nitrate	24
Metals	24-73
Bacteria	65

Given the subject site's close proximity to The Murrough Wetlands SAC (002249) and The Murrough SPA (004186); both located approximately 440m to the east and the fact that these European sites are also hydrologically connected to the proposed development site, approximately 700m downstream, via the Rathnew Stream (EPA Code: 10R02) and its tributary Rossanna Lower Stream (EPA Code: 10R19), it is very likely that stormwater from the proposed detention ponds and swales - if the above percentages are accurate – will have a negative effect on the two onsite watercourses.

*6.4 Habitat degradation as a result of introducing/spreading non-native invasive species*  
*The ecological surveys carried out within the proposed development recorded two species listed on the Third Schedule of the European Communities (Birds and Natural Habitats) Regulations, 2011 (as amended), Himalayan balsam and Spanish bluebell (or its hybrid). In the absence of mitigation, there is potential for this to spread or be introduced, during construction and / or routine maintenance / management works, to terrestrial habitat areas in European sites downstream. The introduction and / or spread of these invasive species to downstream European sites could potentially result in the degradation of existing habitats present, in particular coastal habitats not permanently or regularly inundated by seawater. These species may outcompete other native species present, negatively impacting the species composition, diversity and abundance and the physical structural integrity of the habitat. This in turn could undermine the conservation objectives of these European sites. As the proposed development has the potential to result in habitat degradation of the Qualifying / Special Conservation Interest species of European sites as the result of the spread of invasive species, there is potential for cumulative effects to occur in this regard.*

I assert that insufficient detail in relation to the management/removal of the above invasive species was supplied as part of the planning application. In addition, The Landscape Design Report submitted as part of the planning application refers to five green/amenity areas. One of these is labelled “Active Open Space” in the report. In relation to this area 4.2 *Public Open Space Approach* states

*The Active Open Space consists of ‘The Community Orchard and Orchard Walk’. The community orchard concept endeavours to promote community involvement within the development, offering opportunities for people to come together to cultivate local varieties of fruit and nut trees, while also enhancing the amenity and biodiversity of the local landscape. The proposal also provides a soft screening to the development when viewing from the west, naturally grounding the development within the existing landscape.*

If future residents are to be responsible for planting/adding to planting of this area there is a danger that non native species will be introduced.

#### *6.5 Disturbance and displacement impacts*

*Construction-related disturbance and displacement of fauna species could potentially occur within the vicinity of the proposed development. For mammal species such as otter, disturbance effects would not be expected to extend beyond 150m<sup>56</sup>. For birds, disturbance effects would not be expected to extend beyond a distance of approximately 300m, as noise levels associated with general construction activities would attenuate to close to background levels at that distance.*

*Evidence of the QI mammal species, otter, potentially associated with the Wicklow Mountains SAC, has been recorded along the northern boundary of the proposed development site within the disturbance ZoI of the proposed development site. Therefore, otter associated with the Wicklow Mountains SAC have the potential to be disturbed or displaced from the surrounding area due to the disturbance associated with the construction of the proposed development, including the provision of vehicular access over the Rathnew Stream.*

*The Murrrough SPA is located just outside the disturbance ZoI for birds, at approximately 440m east of the proposed development, however there are terrestrial habitat areas within the disturbance ZoI of the proposed development that potentially support populations of SCI species of this European site.*

*As the proposed development will potentially result in the disturbance/displacement of the Qualifying/Special Conservation Interest species of any European site, there is potential for in combination effects to occur in that regard.*

#### *6.6 Mortality risk*

*The construction of the proposed northern access road across the Rathnew Stream has the potential to cause direct mortality to otter, potentially associated with the Wicklow Mountain SAC. However, as otter are known to tolerate human disturbance under certain circumstances<sup>20</sup> considering the location of the proposed development in proximity to an existing urban area, the crepuscular (active at dusk and dawn) nature of otter and that no proposed works will take place at night; the proposed development is not considered to have the potential to result in direct mortality of otter*

*Plate 4.6 of The Aquatic baseline report for Tinakilly Demesne Residential Development, Rathnew, Co. Wicklow shows an otter couch on a willow limb with very frequently used spraint site.*

### *8 In Combination Assessment*

#### *8.1 Analysis of Potential In Combination Effects*

*The adjacent lands immediately to the south the proposed development, on the other side of the Tinakilly Lane are currently under development for residential purposes (permitted under WCC reg. ref. 17/219 / ABP ref. 30126118), with areas to the east and west of the proposed development site are zoned for 'Passive Open Space (POS)' and 'RE – Existing Residential', to the south for 'R1 – New Residential' (currently under development as mentioned above); and to the north for 'Passive Open Space (POS)' and the 'Clermont Campus (CC)' in the Wicklow County Development Plan 2022-2028 and therefore the majority of the surrounding lands which have yet to be developed will remain undeveloped based on Wicklow County Council's zoning.*

*I assert that a proper assessment of in-combination effects cannot be conducted while the new LAP is in formulation as land zoning may change.*

*5.2.3 Stormwater design/Pluvial Flooding of the Flood Risk Assessment submitted as part of the planning application states*



*Stormwater runoff from the proposed development's four defined catchment areas shall drain to internal swales and stormwater detention basins. These SuDS features allow some direct infiltration of stormwater, and also provide attenuation storage to cater for extreme rainfall events. All stormwater from the development's drainage network shall discharge to the existing Rathnew Stream and Rossana Lower stream, at the development site's northern and western boundaries, respectively. Flow control devices shall restrict the discharge rate to the greenfield runoff rates established for each catchment.*

With regards to the regular maintenance referred to in the above extract from Section 6: recommendation of *The Aquatic baseline report for Tinakilly Demesne Residential Development, Rathnew, Co. Wicklow*, who will provide this maintenance is unclear. No sufficient details have been supplied by the developer in relation to this. In time, perhaps Wicklow County Council will take the development in charge and provide this maintenance but prior to this who will provide this?

## **10) Utilities & Energy Sustainability Report**

2.2 *ELECTRIC RADIATORS* of the Utilities & Energy Sustainability Report states

*All landlord areas, with the apartment blocks, energy efficient electric radiators are proposed for the space heating. Photo voltaic is proposed to ensure meeting all required Part L/ NZEB requirements, refer to next section.*

2.3 *PHOTOVOLTAICS* *The use of photovoltaics (PV) as a means of providing a renewable source of energy for the homes, apartment blocks are being considered. With the design allowances of electric radiators, air-source and exhaust air heat pumps and subject to a BER assessment, the requirements for PV most probably will not be required to achieve Part L compliance for the apartments and dwellings but may be required for the landlord areas of the apartment blocks. Allowances will be made, within the dwellings for future installations of photovoltaic systems. Subject to a BER Assessment, and if required, the size of Photovoltaics will be considered in addition to space allocation in a suitable roof location.*

Given the size of the development along with Wicklow County Council's and national policies on green/renewable energy, I assert that the Utilities & Energy Sustainability Report should be comprehensive. However, it states above that *The use of photovoltaics (PV) as a means of providing a renewable source of energy for the homes, apartment blocks are being*

*considered.* I assert that a development, especially a LRD should not be granted in the absence of certainty in relation to energy sources.

### **11) Out of Date Reports**

*The Aquatic baseline report for Tinakilly Demesne Residential Development, Rathnew, Co. Wicklow* is dated April 2022. The planning application was lodged on August 14<sup>th</sup> 2023, sixteen months after the report was formulated.

### **12) Mis-Leading Reports**

Volume 2 of the EIAR states in 16.3.1 *Permitted Development and Existing Local Land Uses* that

*The subject site is on the northern periphery of Wicklow Town, with Wicklow town main street approximately 2 km to the south. This location is suited for a large residential development, outside of the town centre but proximate to services and facilities. Wicklow Town offers nearby amenities such as local schools, large supermarkets, schools a library and restaurants. Aside from availing of the many amenities that Wicklow Town has to offer, the development site is located adjacent to Rathnew, a small village, approximately 350 metres to the west of the subject site and features a small main street, providing local shops that are located a short walk from the development site.*

The above extract implies that the receiving environment for the proposed LRD is Wicklow Town, when in fact it is Rathnew, which was classified as a village until recently – only now classified as a town due to Census 2022 figures. The site location as stated on the site notice and other documents submitted a part of the planning application is “Site at Rathnew, Tinakilly, Co. Wicklow”, not Wicklow Town.

Under the section entitled *Response and Assessment of Item 1 of 5* of the 2<sup>nd</sup> planner’s report refers to *a direct walking/cycling route to the Village of Rathnew and its services* this clearly indicates that it is envisioned that future residents of the proposed development will access services in Rathnew.

It also states in 16.3.1 *Permitted Development and Existing Local Land Uses* of Volume 2 of the EIAR

*While the site is within comfortable walking distance of Wicklow town centre it also benefits from a variety of nearby transport links. The site is well served by a variety of frequent bus services offering connections to the IFSC and Gardiner Street in Dublin and Glendalough and Bray in Wicklow. The closest bus stop to the development is located adjacent to the sites southwest corner, approximately 175 metres from the proposed site entrance. The site is located approximately a 20-minute walk to Wicklow Rail Station to the south which offers a frequent commuter train service to Dublin and Waterford.*

Wicklow Town centre is located approximately 2 miles away from the subject site. If the above extract is proposing that future residents of the development will regularly walk to Wicklow Town and back to access services this is highly unlikely. If they are to drive – the more likely option – this is contrary to regional and national policies on combatting climate change by reducing car usage. The building of the proposed development would be a material contravention of the which states that Rathnew is not to become a suburb of Wicklow Town.

### **13) Drainage/Flooding**

The proposed surface water drainage system has been designed for a 1/100 years storm. Given that part of the subject site is located on a Category A/B floodzone, in conjunction with drainage issues in the area (please see photographic evidence attached) and the fact that another LRD is currently under construction adjacent to the site (southwards), I assert that if built, the proposed development could lead to flooding in the area.

National and regional authorities assert that rainfall is increasing due to climate change. A recent study by Markolf, S. et al., (2021) entitled *Re-imagining design storm criteria for the challenges of the 21st century* asserts that a more stringent design storm parameter should be used that the 100 year storm criteria<sup>3</sup>. It states

*A more stringent design storm parameter (e.g., designing and building to a 300-year storm criteria instead of a 100-year storm criteria) could be utilized to strengthen the infrastructure and prepare it for climate change. However, this choice of a more stringent parameter is still (at least partially) arbitrary due to uncertainty in climate predictions and system complexities. Therefore, even highly stringent frequency-based design storm criteria still*

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2. Markolf, S., Chester, M., Helmrich, A & Shannon, K. (2021). *Re-imagining design storm criteria for the challenges of the 21st century*. Cities, Volume 109, February 2021. Available: <https://www.sciencedirect.com/science/article/pii/S0264275120313299>

*embody a fail-safe approach that assumes a complicated and certain context by determining a stationary system boundary.*

In addition, if the development is built many future residents are likely to pave their front and/or rear gardens which will further exacerbate the drainage issues.

According to *The Planning System and Flood Risk Management* (2009) published jointly by the Dept. of Environment, Heritage and Local Government and OPW ...*in considering planning applications for new or extensions to residential development, which include significant hard surfacing, planning authorities should seek to reduce the extent of hard surfacing and paving as well as requiring the use of sustainable drainage techniques, through discussions at the consultation stage, including in particular permeable paving or surfaces such as gravel or slate chippings.*

The removal of a large number of trees, including mature specimens, along with the removal of over 500m of hedgerow will also impact drainage on the subject site and surrounding areas.

Section 4.4 of the arboricultural report submitted as part of the planning application highlights the wet nature of parts of the site. It states -

*The west and northwest of the site and particularly associated with the lower and apparently damp area; we note substantial natural thicket development. This thicket is dominated by goat willow, a species well suited to colonising damp zones that may suffer periodic flooding. This material is dispersed and random often covering large areas. Was a possible ecological interest, the material would not be regarded as suitable for retention within a developed context.*

Tress help prevent flooding. A discussion paper entitled *Trees in our towns The role of trees and woodland in managing urban water quality and quantity* (2012) formulated by the Woodland Trust in the UK<sup>4</sup> states

*Trees and other green spaces intercept rain, reducing the volume and rate of runoff. The leaves, branches and trunks of trees slow the speed at which rain reaches the ground, with some rain evaporating into the atmosphere<sup>7</sup>. For native deciduous trees, the interception*

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<sup>4</sup> Woodland Trust. (2012). *Trees in our towns The role of trees and woodland in managing urban water quality and quantity*. Available: <https://www.woodlandtrust.org.uk/media/1820/trees-in-our-towns-for-water-management.pdf>.

*effect is greatest during the summer (when in full leaf), but they still intercept up to 12% of rainfall during the winter.*

Preliminary research results from the University of Manchester indicate that trees can reduce runoff by as much as 80% compared to asphalt. Results from modelling suggest that increasing tree cover across an urban area by 10% can reduce surface water runoff by almost 6%.

Mature trees are better for drainage than young specimens or saplings. According to the discussion paper

*However, in many places there has been a decline in the number of older trees with large spreading crowns, with smaller alternatives often chosen as replacements. These smaller crowned trees are often easier to manage but have a reduced capacity to intercept rain. A report for Government entitled 'Trees in Towns II' challenged this trend, highlighting the "undeniable" importance of mature and ancient trees.*

Reports submitted as part of the planning application assert that the removal of mature trees on site will be off set by the planting of saplings. However, mature trees are better for drainage and the viability of newly planted trees cannot be assured. They can fail for numerous reasons such as unfavourable ground conditions, poor planting methods, disease etc. whereas mature trees are established and less likely to succumb to the aforementioned problems.

A 2006 study entitled *The role of woodland in flood control: a landscape perspective*<sup>5</sup> stated

*Modelling studies suggest that floodplain woodland offers the main way of ameliorating extreme flood events at the large catchment scale, although results remain to be tested in practice.*

Given that part of the subject site is in a Category A/B floodzone the removal of trees and hedgerow will compound the drainage issues. Many of the trees on the subject site are estimated to be between 150-200 years old.

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<sup>5</sup> T.R. Nisbet & H. Thomas. (2006). *The role of woodland in flood control: a landscape perspective*. Available: [https://cdn.forestresearch.gov.uk/2022/02/iale\\_woodland\\_flood\\_paper\\_2006.pdf](https://cdn.forestresearch.gov.uk/2022/02/iale_woodland_flood_paper_2006.pdf)

It states in 4.6 of the arboricultural report that

*In respect of the older and larger trees, we find a species palate typical of a state and domain plantings. Some trees are of immense age, and some trees may be as much as 150 or 200 years of age.*

The importance of trees and hedgerow to prevent flooding is acknowledged in the *Wicklow County Council Tree Management Policy* which states

#### **2.1.5 TREES HELP MITIGATE AGAINST FLOODING AND SOIL EROSION**

*Trees, woodlands and their associated vegetation are very important when it comes to flood control. Together, the different layers of a woodland intercept rainfall, hold it in place, reduce runoff and slow the volume and speed of water that travels across the land. In this, trees roots are as important as its leaves and branches. They act to maintain soil permeability, reduce erosion and hold back the rainfall where it lands thus reducing the amounts of water that reach urban drainage systems during storms.*

The policy document also acknowledges the important role that trees near rivers play in preventing silt and pollution of those watercourses. It states

*Trees and woodlands, especially near rivers, help reduce the amount of silt and pollution that reach our waterways. These principles are also important in towns where pavements do not let water pass into the soil very efficiently. Trees in verges and pavement pits all make a difference.*

The issue of silt interception and preventing pollution is of particular importance on the subject site given that two watercourses are present on the site - the Rathnew Stream and Rosanna Lower Stream which abound the north and west of the proposed development site respectively.

According to the section entitled *Depositing/ lowland rivers (FW2)* of the EIAR Volume 2 submitted as part of the planning application

*The Rathnew Stream is considered to contain excellent quality salmonid nursery habitat with good quality spawning and good holding habitat; good quality Lampetra sp. nursery & spawning habitat; good-quality European eel habitat; good suitability for white-clawed crayfish; otter signs recorded at the site; Q4 (good status) water quality. Therefore, this Stream is considered to be of local importance (higher value).*

Therefore, it is of particular importance that silt and pollution are prevented from entering the watercourse on the subject site.

*Wicklow County Council Tree Management Policy* also states

*Flash floods are caused by heavy rains landing on impervious surfaces. Such storms can create huge volumes of surface run off and quickly overwhelm local drains. Together, the trees, hedges and other types of healthy vegetation in a towns' green spaces, parks, streets and private gardens act to help improve a town's capacity to 'hold water' and reduce the amount that flows across the ground and into the drains. e Even roadside hedges provide important ecosystem services as nesting sites and food sources for a variety of birds and other species, including insects. They improve soil quality, slow soil erosion and water runoff, create safe habitats and passage for various species and act as carbon sinks.*

The proposed stormwater detention basins will need to be maintained to prevent silt build up etc. A total of seven detention/swale facilities are indicated on drawings submitted as part of the planning application. This is a large number for maintenance purposes. I assert that insufficient details in relation to maintenance details have been supplied, such as who is to provide this maintenance, maintenance schedule etc.

In addition, as stated earlier the Rathnew Stream is of particular importance as it is a salmonid bearing watercourse. I assert that there is a possibility of pollutants entering this stream if the proposed development is built. A documented problem with detention ponds is that they can be ineffective at removing pollutants from runoff as they do not detain the run off long enough to enable removal of pollutants. There is a significant difference detention and retention. Retention is defined as “maintaining possession of; holding in a particular place”; detention refers to delaying an action. For stormwater objectives, this refers to the amount of time water is left to stand in the basin. Detention ponds, whose primary function is to delay the release of runoff to streams, are designed for the eventual release of water. Retention basins are designed to allow sediment and pollutants to settle out of the water after it is captured through use of a permanent pool. Additional water received from a storm remains in the basin until it infiltrates into the ground or it reaches a depth that flows into a

pipe or overflow structure. As it infiltrates, the water is filtered able the pollutants to be removed.<sup>6</sup>

Detention basins are proposed for the proposed development, as stated in 5.2.3 Stormwater design/Pluvial Flooding of the Flood Risk Assessment submitted as part of the planning application *Stormwater runoff from the proposed development's four defined catchment areas shall drain to internal swales and stormwater detention basins*. I assert that the detention basins proposed will not adequately remove pollutants to protect the Rathnew Stream.

As stated in the fact sheet entitled *Best Management Practices Fact Sheet Detention Ponds* produced by Dauphin County Conservation District *Detention ponds are generally ineffective at removing pollutants in runoff because they do not provide adequate holding time for solids to settle before water is released into a stream or storm sewer system*.

Five of the seven proposed detention ponds/swales, including the largest thereof, are to be located in the proposed green/amenity area for the development. This makes these areas effectively unusable as amenity areas especially during periods of rain.

As stated earlier, insufficient detail in relation to maintenance of the detentions ponds has been given in the application. Required maintenance would include:

- Regular mowing to ensure efficiency

- Removal of litter and debris

- Check and remove any invasive species

- Check for any preferential flow path development and remove any silt

- Check for pollutant load in soil<sup>7</sup>

I assert that the use of the proposed number and volume of detention ponds/swales pose a safety risk. The proposed path level at "Pond 1" - given on the drawing entitled *SUDs Details* - is 13.1 metres with the theorised water level at the time of a 1 in 100 year storm as 12.9 metres. This would result in the water level of the detention pond coming within 0.2 metres of the proposed pathway. This is compounded by the locating of five of the detention ponds within the provided green/amenity area. Since 37.5% of the proposed units are

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<sup>6</sup> Dauphin County Conservation District, USA. (2024). *Best Management Practices Fact Sheet Detention Ponds*. Available: <https://www.dauphincd.org/swm/BMPfactsheets/Detention%20Basin%20fact%20sheet.pdf>

<sup>7</sup> Transport Infrastructure Ireland. (May 2014). *Drainage Design For National Road Schemes - Sustainable Drainage Options* RE-CPI-07001. Available: <https://www.tiiipublications.ie/library/RE-CPI-07001-01.pdf>



apartments, this means that the only green area for many of the future residents will be the amenity area where the detention tanks are located. As highlighted in the below extract from the Sustainable Urban Housing: Design Standards for New Apartment (2020) children play everywhere and their safety must be considered -

*Children's Play 4.13 The recreational needs of children must be considered as part of communal amenity space within apartment schemes. Experience in Ireland and elsewhere has shown that children will play everywhere. Therefore, as far as possible, their safety needs to be taken into consideration and protected throughout the entire site, particularly in terms of safe access to larger communal play spaces.*

Flooding related to the Rathnew Stream (which is located on the subject site) is well-documented. It states in the *Strategic Flood Risk Assessment of the Draft All Island Strategic Rail Review (2023)*<sup>8</sup> compiled by the Department of Transport 3.1.2 Flood Risk Zones Table 3-2 Flood Risk Zones - Dublin Connolly to Rosslare Europort

*Kilcoole - Wicklow Flood Zone A Flood Zone A (High Fluvial Flooding near Kilcoole estuary because of Kilcoole Stream, Ballyronan Stream, Newtownmountkennedy) (High Fluvial Flooding around Broadlough estuary because of Rathnew Stream, Vartry) (Indicative flooding because of Rathnew Stream) (High Coastal Flooding around Broadlough estuary)*

Woodside Estate, which is located directly adjacent to the proposed development, is prone to flooding (please see photographic evidence attached). The pumphouse which receives all foul waste from Woodside Estate can fail to pump adequately due to large volumes after heavy rainfall. The facility must pump the waste uphill to where the mainline sewer is located on the Wicklow Road. It states in a report compiled by O'Sullivan Scientific Ltd. dated 15/04/2018 (submitted by Vincent Collard in relation to the proposed development) that the facility is not adequately sealed and thus, when there is flooding in the area untreated effluent seeps into the Slang River which is fed directly to the EU protected Salmonid Vartry River at Broadlough.

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<sup>8</sup> Department of Transport. (2023). *Strategic Flood Risk Assessment of the Draft All Island Strategic Rail Review*. Available: file:///C:/Users/User/Downloads/264888\_24a26467-3aa5-4f6d-9b91-5dd8d4dbe04d.pdf

#### 14) Crèche

The proposed LRD provides no crèche onsite or on the adjoining LRD.

Section b) Childcare 4.5 of the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)* (May, 2009) states that *The Department's guidelines on childcare facilities (DoEHLG, 2001) emphasise the importance of local assessment of the need to provide such facilities at the development plan or local area plan stage, having regard to the provision of existing facilities in the area. When considering planning applications, in the case of larger housing schemes, the guidelines recommend the provision of one childcare facility (equivalent to a minimum of 20 child places) for every 75 dwelling units.*

As stated in the Planner's Report for planning no. 22/590 *Where a large development (or a development in conjunction with other developments in an Action Plan area) comprises more than 75 units, a single large childcare facility capable of serving all proposed units (and future units) may be permissible, subject to a ceiling of 100 places (full and part time).*

Despite this planning application no. 22/590 to increase the size of a crèche proposed and granted under planning no. 19/853 from 135 places to 195 was granted.

Section 5.2 Demand for Childcare Places of the Community Infrastructure Statement states

*It is noted that the applicant has contacted the operator of the Broomhall creche, Little Harvard, to confirm the operational capacity of the creche facility. The creche operator has confirmed that the creche maximum capacity at any one time will be c. 219 children, and over the course of a day the facility could cater for well in excess of 250 children, as children requiring ECCE care and after school care will attend the facility at different times throughout the day.*

It also states –

*Considering the alterations to the permitted creche facility, which increased the size of the childcare facility, there is sufficient capacity available for the childcare needs of future residents of both the Phase 1 and proposed Phase 2 developments on the Clermont – Tinakilly Action Area lands. Under both phases, the permitted creche will now cater for the permitted applications WCC. Reg Ref 20/1000 and 21/411 (amendments to parent application WCC Reg Ref.17/219) totaling 98 no. units and WCC. Reg Ref 22/837 (amendments to parent application WCC Reg Ref.17/219) totaling 267 no. unit, both under Phase 1, the proposed development subject to this application for 352 no. units, the future*

*Burkeenhall development of 145 no. units and all of Ardale Property Group's permitted and proposed developments*

This means that future residents would have to travel anywhere between 0.7 and 1 mile to the childcare facility. This will cause an over reliance on car usage. It also is contrary to work-life balance – parents working from home would ideally like to have their children in a childcare facility within their own development as this means quicker travel to and from times to the facility.

According to Census 2022 results for Wicklow, 25,839 people (aged 15 and over) in Co. Wicklow worked from home at least one day a week in 2022. This represented 37% of the workforce. The national figure was 32% (Please see Appendix 5 attached).

It is contrary to both proper planning and public participation in the planning process to allow the proposed development to be built without a crèche onsite. Citizens concerned with the proposed development could not have known when planning nos 20/1000 and 21/411 (amendments to parent application WCC Reg Ref.17/219) and 22/837 (amendments to parent application WCC Reg Ref.17/219) were being considered that they would in the future be connected with the proposed development site. I assert that allowing the use of the crèche granted under planning nos 17/219 and 22/837 in lieu of the required childcare facility for the proposed development is project splitting. This approach is contrary to proper public participation and the proper planning and sustainability of the area.

It states in Section 5.3 Existing Local Childcare Facilities that *In addition, we note that the demand created will naturally lead to the development of additional privately run facilities within the area.*

According to Census 2022 Rathnew is one of 12 classified as having the youngest population. The Central Statistics Office (CSO) states *out of the 164 towns with a population of 1,500 to 10,000 people, there were 12 towns that had an average age under 33 years.*

- *Of these 12 towns, eight were in Leinster, three in Munster and one was in Connacht.*
- *Saggart in Dublin, with an average age of 30.4 years, was the youngest town in 2022.*

- *Of the eight towns in Leinster, three were in County Dublin (Saggart, Kinsealy-Drinan and Newcastle) or in surrounding counties such as Meath (Enfield and Stamullen), Kildare (Kilcock), Louth (Tullyallen) and Wicklow (Rathnew).<sup>9</sup>*

If Rathnew has one of the youngest populations in the country this means that there will be a high proportion of crèche aged children and school aged children in the area. It also means that there are likely to be large numbers of children born in the coming years to young couples. This compounds the issues highlighted above in relation to creche and school places.

*The Socio-Economic Baseline Report as part of the Wicklow Local Economic & Community Plan (LECP) 2016-2021 states in relation to Children and Young People -*

*Key Facts 1. Wicklow has the 12th highest rate of young people (aged 0-24) in the country. There are 47,686 0-24 year olds in Wicklow accounting for more than a third of the total population. This is the 12th highest rate nationally and is also considerably higher than Eastern and Midlands average.*

*2. Wicklow has an increasingly high birth rate. A total of 2,102 babies were born in Wicklow in 2013. This represents a birth rate of 15.4 per 10,000. This is the 8th highest birth rate nationally, greater than the average for the State (15 per 10,000) but lower than the Eastern and Midlands regional average (16 per 10,000).*

*3. Wicklow has high rates of children at younger age levels. The county has the 8th highest rate of 0-4 year olds and the 15th highest rate of 5-12 year olds in the state. These age cohorts are highest in the Small Growth Towns and Rural Towns.*

### **15) Orientation of dwellings**

I assert that the majority of proposed units do not have the most suitable orientation for solar panel use or for use and enjoyment of their gardens. The majority of houses are orientated east-west or west-east. A large number of gardens are easterly facing, which is not ideal for later afternoon or early evening sun.

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<sup>9</sup> Central Statistics Office (CSO). (2024). *Census of Population 2022 Profile 1 - Population Distribution and Movements*. Available: <https://www.cso.ie/en/releasesandpublications/ep/cpp1/censusofpopulation2022profile1-populationdistributionandmovements/populationdistribution/>

## **16) Vehicular Right of Way**

Various submissions were made by current residents in relation to the closing of the western section of Tinakilly Avenue to vehicular traffic, with some current residents requesting key access to this section of the Avenue. In relation to this, it states in the second planner's report in the section entitled Response and Assessment of Item 1 of 5

*By removing cars along the western section of Tinkilly Avenue it is hoped that this will make local residents consider walking/cycling to the village instead of taking the car as the walking and cycling routes are more direct than the vehicular routes. This is supported by the Sustainable Transport Objectives outlined under Chapter 12 of the County Development Plan.*

To suggest that current residents should walk or cycle each time they need to travel to the village centre instead of using their cars is non sensical. Time restraints and adverse weather conditions would make this impossible at times. A local authority cannot attempt to stop people using their vehicles when they choose to by blocking off convenient vehicular access to residences. The proposed new road layout will result in longer journeys for some residents to access essential services etc. which is contrary to local and national policies on car use and climate change.

## **17) Density/Not in Keeping with Existing Development**

The proposed density is 21.42 units per hectare. This is contrary to the density standards set out in Table 3.1 Density Standards of the *Wicklow County Council Development & Design Standards 2021-2021*.

*The Urban Design Manual: A best practice guide* (May, 2009) is based around twelve criteria that have been drawn up to encapsulate the range of design considerations for residential development. They are, in essence, a distillation of current policy and guidance and tried and tested principles of good urban design.

The criteria include: Context; Connections; Inclusivity; Variety; Efficiency; Distinctiveness; Layout; Public Realm; Adaptability; Privacy and Amenity; Parking & Detailed Design. The guide includes indicators of the twelve criteria.

For context these indicators include amongst others:

- *Appropriate increases in density respect the form of buildings and landscape around the site's edges and the amenity enjoyed by neighbouring users*

The surrounding dwellings consist of one or two storey either one off dwellings or semi-detached homes. The building of up to four storey apartments in this “periphery” site on the edge of Rathnew Village does not *respect the form of buildings and landscape around the site's edges and the amenity enjoyed by neighbouring users.*

The indicators for Inclusivity include:

- *New homes meet the aspirations of a range of people and households*
- *Design and layout enable easy access by all*
- *There is a range of public, communal and/or private amenity spaces and facilities for children of different ages, parents and the elderly*

As stated in Point 24: Inappropriate Mix of Units - the unit mix is not appropriate. In addition, as discussed in Point 29: Insufficient Green/Amenity Area, not only will a large proportion of the provided green/amenity areas be unusable due to the locating of detention ponds and swales but they will also pose risk.

The indicators for Privacy & Amenity include:

- *Each home has access to an area of useable private outdoor space*
- *Homes are designed to prevent sound transmission by appropriate acoustic insulation or layout*
- *Windows are sited to avoid views into the home from other houses or the street and adequate privacy is affordable to ground floor units.*

As highlighted in Point 20: Overlooking, the minimum 22 metre distance between opposing upper floor windows is not met for some of the proposed units.

The indicators for Parking include:

- *Appropriate car parking is on-street or within easy reach of the home's front door.*

• *Parked cars are overlooked by houses, pedestrians and traffic, or stored securely, with a choice of parking appropriate to the situation.*

As highlighted in Point 8: Deficient Parking Spaces/Reliance on Cars, I assert that insufficient car parking spaces are provided.

### **18) Reliance on Cars**

It states in the *Wicklow County Development Plan 2022-2028* in Section 3.4 Housing Objectives General that

*H3 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*

The fact that the development will be car dependent is acknowledged by the planner. It states in the initial planning report under *Car Parking* that *Parking enforcement and public transport is not readily available in this location therefore the car parking standards as set out in Table 2.3 of Appendix 1 of the County Development Plan will be taken as a minimum standard.*

### **19) Arboricultural Report/Tree & Hedgerow Removal**

Section 12 *Tree Retention and Loss* of the above report is unclear and misleading. It states in Section 12.2

*In addition of hedges and thicket areas, the "red line" area supports a total of 128no. individually described trees. These have been categorised as:*

- *5no. category "A" items*
- *62no. category "B" items*
- *46no. category "C" items*
- *15no. category "U" item*

Fig 5 *Graphic Representation of Tree Loss/Retention Scenario* is misleading. For example, for Category B trees, the bars show only a small number of trees “for removal” and a large no. of trees “for retention”. If one draws a line it shows almost 70 Category B trees

for retention, with an unspecified number - above 70 - for the total of Category B trees. However, according to 12.2 above there are a total of 62.

Section 12.5 states

*Of the site's good quality category "B" trees, the development will result in the loss of tree nos. 1746, 1773, 1774, 1775, 200, 201, 202, 1204, 1902 and 1903.*

Again, this is misleading as it is not clear how many Category "B" trees in total, not just those classified as "good quality", are to be removed.

The fact that the "fairy tree" discussed in more detail in Point 20: Fairy Tree below was also omitted from the original arboricultural report casts doubt in relation to how comprehensive the report is.

The lack of clarity as highlighted above is contrary to public participation.

It is proposed that over 500 metres of hedgerow will be removed. Not only will the removal of the hedgerow impact drainage (as discussed in Point 12: Drainage/Flooding above) but will negatively effect fauna. This is compounded by the close proximity of the site to The Murrough Wetlands SAC (002249) and The Murrough SPA (004186); both located approximately 440m to the east.

## **20) Fairy Tree**

Locals refer to the hawthorn tree located in the centre of the southern field of the subject site as a "fairy tree". This tree was initially not included in the arboriculture report submitted as part of the planning application. As part of the Further Information (FI) request, Wicklow County Council asked for an updated arborist report to include the tree and to include any historical information in relation to it and if appropriate to suggest mitigation measures to protect the tree.

The response prepared by IAC states -

*As author of the Cultural Heritage Chapter of the EIAR submitted as part of the planning application, I can confirm, that whilst the tree may have local cultural heritage significance to the current population of Rathnew, I can find no record of historic references to this tree during the course of research. One of the key resources for understanding local folklore, is the Schools Collection, published on dchas.ie. The 1930s record for Rathnew School has been reviewed and the 'Fairy Tree' at Tinakilly is not included in any of the accounts.*



Even if no records can be found in relation to the tree, that does not definitely prove that the tree was not of significance to previous generations. Even if it was not, it clearly has significance to many of the residents of Rathnew today and should be preserved.

It states in the Further Information Response Report

*The applicant and design team have prioritised the retention of trees older than the Hawthorn 'fairy tree', that were part of the original demesne in the application design. It is considered that retention of the 'fairy tree' in its current location is not achievable. The applicant, Keldrum Limited, therefore confirms that should planning permission be granted for the subject development, a relocation of the 'fairy tree' will be attempted to move the tree from its current location to the linear park area which runs along the central portion of the eastern section of the site.*

It is highly unlikely that it will be possible to successfully move the hawthorn tree. The report drawn up by IAC states that its current state is "healthy". To remove this tree which is clearly of importance to many in the local community is contrary to

CPO Objective 17.19 of the County Development Plan states

*To consider the making of Tree Preservation Orders (TPOs) to protect trees and woodlands of high amenity value.*

Given the obvious importance of the "fairy tree" to the local community, I assert that Wicklow County Council should not only refuse permission for its removal but place a Tree Preservation Order (TPO) on it.

The felling of this tree is also contrary to CPO 17.21 and CPO 17.22 which state –  
*To strongly discourage the felling of mature trees to facilitate development and encourage tree surgery rather than felling if such is essential to enable development to proceed.*

**CPO 17.22**

*To require and ensure the preservation and enhancement of native and semi natural woodlands, groups of trees and individual trees, as part of the development management process, and require the planting of*

*native broad leaved species, and species of local provenance in all new developments*

In the section entitled *Removal of Trees* in the initial planner's report it stated

*I note that there is no tree protection on this tree and that the overall development is proposing the planting of a significant number of new trees which will have a long lifespan ahead of them, however the third-party observations are noted.*

It is local authorities who have the power to place TPOs. The fact that one is not in place on the subject tree does not mean that one should not be in place or that the tree is not of such importance to the local community that a TPO should not be placed on it. In fact, it could be asserted that the fact that a TPO is not in place on the subject tree is due to lack of action on the part of Wicklow County Council.

It also states in the initial planner's report that

*Noting the apparent local significance of the tree, the applicant is required to submit an arborist report in relation to the tree, including any historical information they may have and if appropriate put forward mitigation measures to protect/preserve the tree.*

Following this an arborist's report was submitted in relation to the tree. I assert that given that it is local authorities who are charged with the issuing of TPOs in conjunction with the clear community importance of the tree – as evidenced by the submissions/objections in relation to its removal – that Wicklow County Council should have sourced their own report/conducted their own independent investigation into the subject tree.

I also assert that a TPO should be issued on the tree. It must be noted that TPOs are not granted to protect ecological value but if there is a special amenity value present. Based on the submissions made in relation to the tree it is clear that it has amenity value.

The removal of the trees and hedgerow onsite is contrary to the *Wicklow County Council Tree Management Policy* which states

*Trees may be removed in limited circumstances as part of planned redevelopment. This may be done when existing trees are unsuitable for the site or of a type that has little biodiversity value. Public notice must be given prior to removal of the trees outlining what*

*measures will be undertaken to replace the trees on site or within the locality with a better quality of planting.*

## **21) Overlooking**

Insufficient distance is provided between some of the back-to-back dwellings, with approx. 19 metres provided between first floor windows as opposed to the required 22 metres. The planner noted in his initial report that

*Future purchasers will be aware of these garden sizes and depths from the plans.*

To assert that minimum requirements can be ignored due to the fact that future purchasers can inspect the distances on the plans is nonsense. The reason that minimum required distances are set is to protect future residents and purchasers from overlooking. The above statement effectively means that it is ok not to meet the minimum standards as long as future purchasers are aware that the minimum distance is not met. This is also nonsense as future purchasers/residents are unlikely to know that the minimum distance should be 22 metres (and the negative impact of this not being met) and also many future purchasers/residents would be unable to read and comprehend plans.

In addition, the Landscape Design Report submitted as part of the planning application refers to five different green/amenity areas. One of these is referred to as “Active Open Space”. In relation to this space 4.2 *Public Open Space Approach* states

*The Active Open Space consists of ‘The Community Orchard and Orchard Walk’. The community orchard concept endeavours to promote community involvement within the development, offering opportunities for people to come together to cultivate local varieties of fruit and nut trees, while also enhancing the amenity and biodiversity of the local landscape. The proposal also provides a soft screening to the development when viewing from the west, naturally grounding the development within the existing landscape.*

If the above area is to provide screening as referred to above, surely it would want to be adequately managed by for example a management company, as if future residents are to be responsible for this area how can it be ensured that new trees will be planted to replace those that die off from disease etc.

## **22) Archaeological Report**

No standalone archaeological report was submitted as part of the planning application. The second planner's report notes that Chapter 12 of Volume 1 of the EIAR submitted as part of the planning application is relevant. The planner notes that it *refers to Architectural, Archaeological and Cultural Heritage and includes an Archaeological Impact Assessment of the application site.*

Chapter 12 of Volume 1 of the EIAR consists of 1.5 A4 pages. Chapter 12 of Volume 2 of the EIAR consists of 23 A4 pages (excluding references). I assert that this is not an adequate archaeological assessment for an LRD of this size. This is compounded by the fact that a recorded monument is located on the proposed development site with numerous archaeological features present on the site directly south of the subject site. This is further compounded by the finding in Chapter 12 that

*The construction of the bridge across the watercourse that borders the site to the north may have a direct, negative and permanent impact on archaeological artefacts or deposits that have the potential to survive within the channel itself. Dependant on the nature, extent and significance of any such remains, impacts may range from moderate to very significant.*

I assert that given the above a full and through standalone archaeological survey should be conducted.

## **23) Detention Basins/Swales**

Insufficient detail in relation to maintenance of the detention basins are given in the application. Required maintenance would include:

- Regular mowing to ensure efficiency
- Removal of litter and debris
- Check and remove any invasive species
- Check for any preferential flow path development and remove any silt

- Check for pollutant load in soil<sup>10</sup>

According to *Health and safety principles for SuDS: framework and checklists* published by the Construction Industry Research and Information Association (CIRIA) (2013) *An open and accessible situation with local roads, footpaths and houses providing a high degree of natural surveillance from surrounding properties and residents will serve to reduce risks and maximise potential amenity benefits.*

There are a total of seven proposed detention basins/swales in the proposed development. I assert that this forms a danger to both adults, children and household pets.

The side slopes of “Pond 1” on drawing entitled “Suds Details” are given as 1:3. According to the information leaflet entitled *Retention Ponds Site Control* produced as part of the Greater Dublin Strategic Drainage Study<sup>11</sup> that side slopes of detention basins should be limited to 1 in 4.

It states in 4.3 Play Strategy of the Landscape Design Report

*f) Play Proposal*

*...The second play area to the East of the linear park also incorporates natural play features that give children an opportunity to explore in a spontaneous way. This play area has been designed around the roadside swale which is part of the engineer’s SUDs proposal. The planted swale envelops the play space on one side to give the swale a more natural and incorporated appearance. This roadside swale not only serves a functional purpose (attenuation), but is also acts as an interesting visual landscape feature to be enjoyed by children and supervising adults.*

The above extract acknowledges that adult supervision would be required for children playing in and around the above mentioned swale. Parents cannot control where children play at all times. I assert that the number of proposed detention basins/swales poses danger to all future residents, particularly children and household pets.

As highlighted in the below extract from the Sustainable Urban Housing: Design Standards for New Apartment (2020) children play everywhere and their safety must be considered -

*Children’s Play 4.13 The recreational needs of children must be considered as part of communal amenity space within apartment schemes. Experience in Ireland and elsewhere*

<sup>10</sup> Transport Infrastructure Ireland. (May 2014). *Drainage Design For National Road Schemes - Sustainable Drainage Options* RE-CPI-07001. Available: <https://www.tiipublications.ie/library/RE-CPI-07001-01.pdf>

<sup>11</sup> *Retention Ponds Site Control*. Available:

[https://sswm.info/sites/default/files/reference\\_attachments/GSDSDS%202005%20Retention%20Ponds.pdf](https://sswm.info/sites/default/files/reference_attachments/GSDSDS%202005%20Retention%20Ponds.pdf)

*has shown that children will play everywhere. Therefore, as far as possible, their safety needs to be taken into consideration and protected throughout the entire site, particularly in terms of safe access to larger communal play spaces.*

#### **24) Engineering Services Report**

The Engineering Services Report is dated August 2022. Section 4.4 Irish Water Liaison states that *Copies of the CoF and SoDA documents are attached as Appendix B to this report.*

It must be noted that the Confirmation of Feasibility (CoF) from Irish Water is dated October 18<sup>th</sup> 2022, two months later than the date of the Engineering Services Report.

In addition, the planning application for the proposed development was lodged on August 14<sup>th</sup> 2023 – one year after the date of the Engineering Services Report. Given the scale of the proposed development, I assert that a more up to date Engineering Services Report should have been submitted as part of the planning application. This is compounded by the fact that another LRD (planning no. 22837 applies) was granted on October 19<sup>th</sup> 2022 and has begun construction in the meantime.

#### **25) Inappropriate Mix of Units**

According to the *Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities (2022)*

##### *Future Housing Need*

*2.6 Demographic trends indicate that two-thirds of households added to those in Ireland since 1996 comprise 1-2 persons, yet only 21% of dwellings completed in Ireland since then comprise apartments of any type. The 2016 Census also indicates that, if the number of 1-2 person dwellings is compared to the number of 1-2 person households, there is a deficit of approximately 150%, i.e. there are approximately two and half times as many 1-2 person households as there are 1-2 person homes.*

*2.7 The 2016 Census indicates that 1-2 person households now comprise a majority of households and this trend is set continue, yet Ireland has only one-quarter the EU average of apartments as a proportion of housing stock. Dublin as a whole has approximately one-third*

*the rate of apartments as comparable cities in Europe, with which it competes for investment and talent to secure continued growth and prosperity.*

*2.8 Analysis of urban housing need points to the fact that into the future, a majority of households will comprise 1-2 persons and approximately half of the remainder will be three person households. While it is recognised that it will be necessary to provide for a range of incomes, it is critical to accommodate the needs of increasingly more diverse household types in the context of a growing and ageing population.*

15.90% of the proposed units are 1 bedroom, 26.42% are 2 bedroom, 36.36% are 3 bedroom, 20.45% are 4 bedroom and 0.0085% are 5 bedroom.

According to Table 2.1 Number of new housing units required in the plan area from 2011 to 2022 of the *Wicklow Town-Rathnew Development Plan 2013-2019*, the projected household size is 2.3.

Building Design (2) Unit Size and Formats In ‘edge of centre’ or ‘out of centre’ new residential development, the quantum of apartments allowable will be regulated, as this dense format of development is more suited to urban core locations, where direct access to services is available. In this regard the maximum quantum of floor Wicklow Town - Rathnew Development Plan 2013-2019 38 space that may be devoted to apartments in ‘edge-of-centre’ locations shall be 40% of the development and 20% in ‘out-of centre’ locations.

37.5% of the proposed development consists of apartments. Given that the subject site is greenfield with much of the subject site far “out of centre”, I assert that this proportion of apartments is contrary to the above requirement.

## **26) Confirmation of Feasibility**

The Confirmation of Feasibility (CoF) letter provided by Irish Water states

***Water Connection***

*- Feasible without infrastructure upgrade by Irish Water*

***Wastewater Connection***

*- Feasible Subject to upgrades*

*The connection is feasible. Irish water plan to carry out upgrades to the Bollarney pumping station and there is also an LNRP for the network downstream of Bollarney PS which will be sized to designed to accommodate the additional load from this development. Some local network upgrades and extensions may be required depending on the connection point, these will be determined at connection stage. This may be subject to change.*

It must be noted that the date on the CoF is 18<sup>th</sup> October 2022. The connected LRD to the south (planning no. 22837 applies) was granted on the 19<sup>th</sup> October 2022 and has commenced construction since. The application for the proposed development was lodged on 14<sup>th</sup> August 2023. Given that ten months had passed between the date of the CoF and the fact that the other LRD (planning no. 22837 applies) was granted in the meantime, I assert that a more up to date CoF should have been requested by Wicklow County Council.

#### **27) No Suitable “Vision for the Area”**

According to the Wicklow County Development Plan 2022-2028 -

*Large Scale Housing Developments In large scale expansion areas (i.e. developments of 200 units or more, or smaller developments that will accumulate to be part of larger future developments) such as the action areas of this plan, the following shall apply: At the outset, a vision for the area shall be established and agreed with the Planning Authority. This shall set out the ‘type’ of place that is envisaged, the design ethos and the influences on form and design emerging; An evaluation of the existing surroundings of the site, as well as future proposals / zoning for lands in proximity, shall be carried out to determine how the new development will integrate with the area and allow for maximum connectivity and permeability; The development shall include distinctive and / or landmark type buildings and a series of new spaces that allow for the development of a sense of place and identity; New roads / streets shall be laid out in a legible hierarchy from distributor to local roads.*



### **28) Possibility of Unexploded explosive devices onsite**

Locals have informed me that at least part of the development site was previously used as a firing range by the Local Defence Force. Unexploded hand grenades have apparently been found on the site in the past. Given this history, a full safety report and safety management plan should have been conducted as part of the planning application.

### **29) Waste on-site**

Locals inform me that at least some of the subject site has been used over the years for illegal dumping with local farmers residents disposing of waste material on this site. I am informed that some of this waste could have included asbestos roof material. Therefore, I assert that a full report and management plan in relation to disposing of any potential hazardous waste should have been conducted as part of the planning application.

### **30) Insufficient Green/Amenity Area**

The Landscape Design Report submitted as part of the planning application refers to five green/amenity areas.

One of these is referred to as “Passive Open Space”. In relation to this area 4.2 Public Open Space Approach of the Landscape Design Report states

*The Passive Open Space is made up of ‘The Wetland Walk’ located to the north of the development. This large area incorporates a series of natural SUDs attenuation basins as per the civil engineers’ drainage strategy. Within this area we have proposed a series of interconnecting 3m wide universally accessible paths. The paths will be lit and age-friendly seating will be installed at regular intervals alongside the paths. This Wetland area is an ecologically sound, wildlife-friendly proposal that will create new habitat and cover for wildlife whilst also providing a unique, diverse and functional landscape character area for the local residents. The design has also given careful consideration to the protection and ecological enhancement of the Rathnew Stream and its riparian zone which runs along the northern boundary of the subject site.*

The children of the future residents of the proposed units adjacent to the “Passive Open Space” will have to use other amenity/green areas to play, as this area will be

unsuitable due to the locating of 5 detention ponds in this area. Since these children will have to play further away from their homes, out of the sight of their parents their parents will be unable to engage in passive surveillance on them to ensure their safety

*4.2 Public Open Space Approach, Public Open Space Passive Surveillance Analysis* highlights how the majority of the green/amenity areas will not benefit from passive surveillance, thus leading to potential dangers for children.

It states in *4.3 Plan Strategy*

*g) Nearby play spaces*

*As part of this proposal, a number of link paths/connection points have been proposed into the Tinakilly One development located to the south of the subject site. The Tinakilly One development (PRR22/837), which is currently under construction, has a variety of path networks linking to formal and informal play areas which will also be accessible to residents of Tinakilly Two.*

The future residents of “Tinakilly One” and “Tinakilly Two”, should not have to share facilities. Planning permission for both of these LRDs was applied for separately. If facilities are to be shared it implies that they are effectively all part of one development which has been “split” for planning purposes.

The subject site is 16.8 hectares. It states in the Landscape Design Report that 9075 m<sup>2</sup> of residential public open space and 1788m<sup>2</sup> of communal open space will be provided. The *Guidelines for Planning Authorities on Sustainable Residential Developments in Urban Areas* (2009) state

*4.20 To ensure that there are adequate safeguards in place to avoid overdevelopment and to assist the planning authority in their assessment of planning applications, in general the following standards are recommended:*

- In green-field sites or those sites for which a local area plan is appropriate, public open space should be provided at a minimum rate of 15% of the total site area. This allocation should be in the form of useful open spaces within residential developments and, where appropriate, larger neighbourhood parks to serve the wider community;*

15% of the total site area (16.8hectares) would equate to 2.52 hectares. However, 10,863m<sup>2</sup> or 1.0863 hectares is to be provided.

Also, due to the locating of seven detention basins/swales in a number of the green areas, part of these areas will be unusable, therefore not *useful* open space as referred to in the extract above.

### **31) Landscape Design Report**

Given the location of the site in close proximity to The Murrough Wetlands SAC (002249) and The Murrough SPA (004186); both located approximately 440m to the east and the fact that the site is hydrologically connected to the proposed development site, approximately 700m downstream, via the Rathnew Stream (EPA Code: 10R02) and its tributary Rossanna Lower Stream (EPA Code: 10R19), I assert that the proposed planting of non-native tree species onsite is entirely inappropriate. Amongst the non-native species listed in the Landscape design Proposal in 4.4.3 - Planting for Biodiversity are *Betula Utilis* (White Himalayan Birch); *Tilia Cordata* (Lime) and *Amelanchier Canadensis* (Juneberry).

### **32) Proximity to Protected Structure**

The subject site is adjacent to Tinakilly House (Protected Structure Reference No. 25-15). The site notice states

*c) No proposed works to Tinakilly Country House Hotel (a protected structure Reference No. 25-15) save for works to close the western portion of Tinakilly Avenue to vehicular traffic and the provision of a new vehicular entrance and gates along the eastern portion of Tinakilly Avenue off the Rathnew Inner Relief Road to facilitate access to Tinakilly House and other properties to the east of the site accessed from Tinakilly Avenue.*

I assert that the building of four storey apartment blocks in such close proximity to the protected structure will detract aesthetically from the building as it is entirely out of keeping with the structure.

### **33) Inaccessibility of Planning Drawings**

Some of the drawings submitted as part of the application are so large that I was unable to print them, for example, the masterplan. This is despite having access to modern office facilities, including printers etc.

Therefore, the only way to properly view such drawings - as it is impossible to properly view them onscreen - would be to go to the local authority office. This is not feasible for many people due to time constraints.

The drawings are uploaded on Wicklow County Council's planning portal in JPEG format, I would suggest that such large files as the above mentioned masterplan should be uploaded in PDF to enable easy download and printing.

A-   A+   C   C  
**Planning**

[Living \(https://www.wicklow.ie/Living\)](#) / [Services \(https://www.wicklow.ie/Living/Services\)](#) / [Planning \(https://www.wicklow.ie/Living/Services/Planning\)](#) / [Development Plans & Strategies \(https://www.wicklow.ie/Living/Services/Planning/Development-Plans-Strategies\)](#) / [Local Area, Town & Settlement Plans \(https://www.wicklow.ie/Living/Services/Planning/Development-Plans-Strategies/Local-Area-Town-Settlement-Plans\)](#) /

**IN THIS SECTION**

## Wicklow Town & Rathnew

[Wicklow Development Plan Hierarchy \(https://www.wicklow.ie/Living/Services/Planning/Development-Plans-Strategies/Local-Area-Town-Settlement-Plans/Wicklow-Development-Plan-Hierarchy\)](#)

Wicklow Town / Rathnew is a designated 'Large Growth Town II' settlement.

[Arklow \(https://www.wicklow.ie/Living/Services/Planning/Development-Plans-Strategies/Local-Area-Town-Settlement-Plans/Arklow\)](#) +

**PRE - DRAFT  
STAGE Wicklow  
Town - Rathnew  
Local Area Plan**

**Wicklow Town -  
Rathnew  
Development  
Plan 2013 - 2019**

**Wicklow Town  
Development  
Plan 2007-2013**

[Ashford \(https://www.wicklow.ie/Living/Services/Planning/Development-Plans-Strategies/Local-Area-Town-Settlement-Plans/Ashford\)](#) +

A public consultation  
will develop from 19 July  
2023 to 28  
September 2023 for

This is the current  
land use plan for this  
settlement. Download  
Wicklow Town-

Download Wicklow  
Town Development  
Plan 2007-2013 and  
related documents.

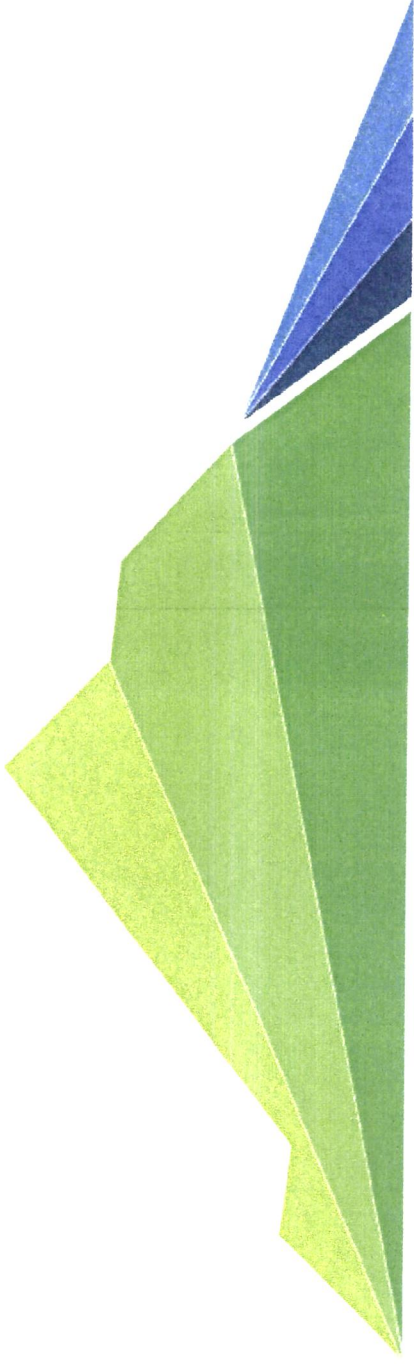
[Aughrim \(https://www.wicklow.ie/Living/Services/Planning/Development-Plans-Strategies/Local-Area-Town-Settlement-Plans/Aughrim\)](#) +

[\(https://www.wicklow.ie/Living/Services/Planning/Development-Plans-Strategies/Local-Area-Town-Settlement-Plans/Aughrim\)](#)

**Appendix 2**

Sign In

# WICKLOW TOWN-RATHNEW LOCAL AREA PLAN



# HAVE YOUR SAY ON THE FUTURE DEVELOPMENT OF YOUR AREA

This is the pre-draft consultation stage for the Local Area Plan (LAP). This online consultation portal sets out the key topics that the plan will address. You are invited to go through the consultation portal topics and answer any of the questions that you consider important in the future development of your town. Alternatively you can send in a general submission / attachment through the submission link.

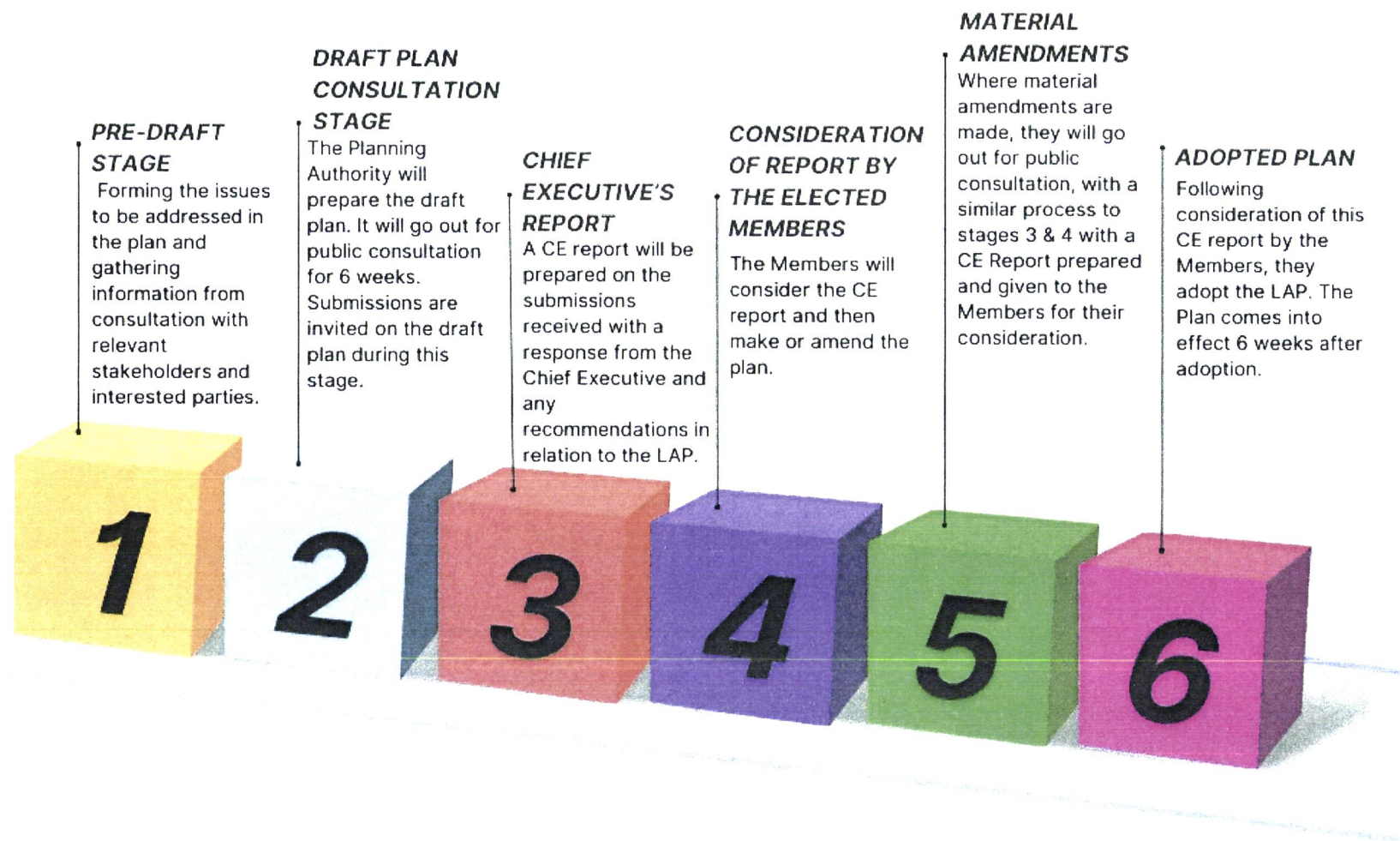
**Submissions were invited up to 28 September 2023.**

**THIS CONSULTATION STAGE IS NOW CLOSED**

**[CLICK HERE TO MAKE A SUBMISSION](#)**



# 6 KEY STAGES IN THE PLAN MAKING PROCESS



## HAVE YOUR SAY ON THE FOLLOWING TOPICS



- Housing - Population - Compact Growth -

[View Details](#)



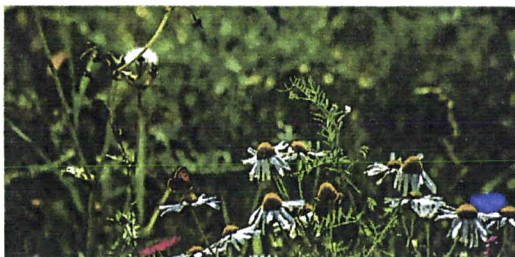
- Regeneration of Communities & Places - Healthy Placemaking - Urban Design -

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- Economic Opportunity - Tourism - Shops & Services - Community Facilities -

[View Details](#)



- Heritage - Biodiversity - Green Infrastructure - Climate Action - Energy -



- Infrastructure - Sustainable Movement - Transportation -

[View Details](#)



Any Other Issue - Environmental Assessment - Implementation/Delivery -



It

- > WHAT IS THE WICKLOW TOWN - RATHNEW LOCAL AREA PLAN 2024?

It

- > WHAT IS WICKLOW COUNTY COUNCIL'S BIG PICTURE 'STRATEGY' FOR THE DEVELOPMENT OF WICKLOW TOWN - RATHNEW?

*The map below shows the current settlement boundary and zonings for Wicklow Town- Rathnew.*

Click on any of the zones to see the zoning objective and description.

+

-



Earthstar Geographics

Powered by Esri

## Useful links

- [www.wicklow.ie](http://www.wicklow.ie)
- [Wicklow Town - Rathnew Development Plan 2013 - 2019](#)
- [Wicklow County Development Plan 2022 - 2028](#)
- [National Planning Framework](#)



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# Census of Population 2022 Profile 1 - Population Distribution and Movements

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## Population Distribution

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CSO statistical publication, 29 June 2023, 11am

**DAONÁIREAMH**  
**CENSUS 2022**  
[www.cso.ie](http://www.cso.ie)

### Census 2022 Results

This publication is part of a [series of results](#) from Census 2022. More thematic publications will be published throughout 2023 as outlined in the [Census 2022 Publication Schedule](#).

For Census 2022, the Central Statistics Office has introduced a new way of defining urban areas. These new urban areas, or Built Up Areas (BUAs) were developed in conjunction with the Department of Housing, Local Government and Heritage and Ordnance Survey Ireland (now Tailte Éireann). The new BUA boundaries were created using a different approach to the Settlements used in Census 2016 so there is no direct comparison of the data for urban areas between the two censuses in this publication. Where the word 'town' is used in this release, it is referring to the BUAs. For more information about BUAs, please see [Census 2022 Urban Settlement Boundaries and Built Up Areas](#).

## Town Population

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Towns	Value
Malahide, Co Dublin	18,608

© Central Statistics Office, Ireland  
<https://data.cso.ie/table/F1051>

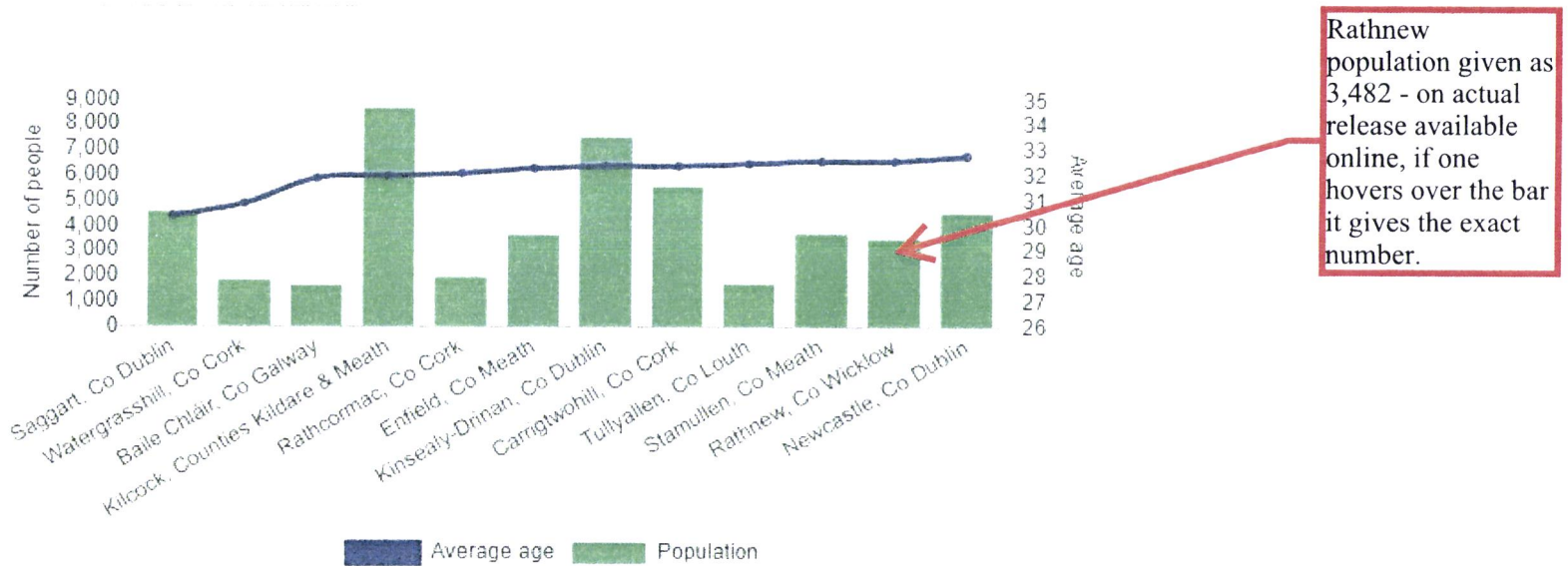
Due to boundary changes, comparison with Census 2016 data was not possible (see the [Background Notes](#) for further details).

## **Youngest Towns in the State (population size 1,500 to 10,000 people)**

In Census 2022, out of the 164 towns with a population of 1,500 to 10,000 people, there were 12 towns that had an average age under 33 years.

- Of these 12 towns, eight were in Leinster, three in Munster and one was in Connacht.
- Saggart in Dublin, with an average age of 30.4 years, was the youngest town in 2022.
- Of the eight towns in Leinster, three were in County Dublin (Saggart, Kinsealy-Drinan and Newcastle) or in surrounding counties such as Meath (Enfield and Stamullen), Kildare (Kilcock), Louth (Tullyallen) and Wicklow (Rathnew).
- The remaining four towns were close to Cork City (Watergrasshill, Rathcormac and Carrigtwohill) and Galway City (Baile Chláir).

**Figure 1.1 Youngest towns in the State (population size 1,500 to 10,000 people) by total population and average age, 2022**





Appendix 3A

# Press Statement Census 2022 Results Profile 1 - Population Distribution and Movements Wicklow

## Press Statement Census of Population 2022 Results - Profile 1 Population Distribution and Movements Wicklow

CSO press statement, 29 June 2023, 11am

XX

### Statistician's Comment

Commenting on the results, Dr Tracy Clegg, Statistician in the Census Division, said: *“Profile 1, which we are publishing today, provides a wealth of information on population changes in our counties, towns and cities since April 2016. It provides detailed data on the distribution of the population across our towns and cities and their age profiles, the place of birth of the usual residents of each county, and details of population movements into, within, and out of each county since 2016.*

*Looking at Wicklow, we can see that Bray was the largest town, with a population of 33,512 in April 2022.”*

### Results for Wicklow

#### Age Profile of Towns

Rathnew has the youngest population in Co. Wicklow

Of those towns with a population of at least 500 people in April 2022, Rathnew was the youngest, with an average age of 32.6 years. The oldest was Kilmacanogue, with an average age of 41.5 years. Nationally, the average age was 38.8 years.

### Place of Birth

In April 2022, 35% of Wicklow's usual residents (54,192 people) were born in the county. A further 48% (74,277) were born elsewhere in the State. The remaining 17% (25,962) were born outside the State, which was up from 15% in 2016. Nationally, 20% of the usually resident population in April 2022 was born outside of the State.

### On the move

Of the people who were resident in Wicklow, 7,687 had moved in the year prior to Census 2022. Most of these (4,825 or 63%) moved elsewhere within the county. Nationally, 265,098 usual residents moved in the year to April 2022. Of these, 71% moved to a new home in the same county.

In Wicklow, 36% of households that moved owned their new home with a loan or mortgage while 14% owned it without a loan or mortgage. Nationally 23% of households that moved owned their new home with a loan or mortgage while 11% owned their new home without a loan or mortgage.

Households that moved in Wicklow were more likely to move to a detached house (31%) than movers nationally (23%). Almost one in four Wicklow household movers (23%) moved to a flat or apartment, compared to 34% who did so nationally.

### Editor's Note

- Profile 1 is the first in a series of eight themed reports on Census 2022. The remaining profiles are listed below and will be published between 27 July 2023 and 19 December 2023.
  - Profile 2 - Housing in Ireland
  - Profile 3 - Households, Families and Childcare
  - Profile 4 - Disability, Health and Carers
  - Profile 5 - Diversity, Migration, Ethnicity, Irish Travellers, and Religion
  - Profile 6 - Homelessness
  - Profile 7 - Employment, Occupations and Commuting

Appendix 4



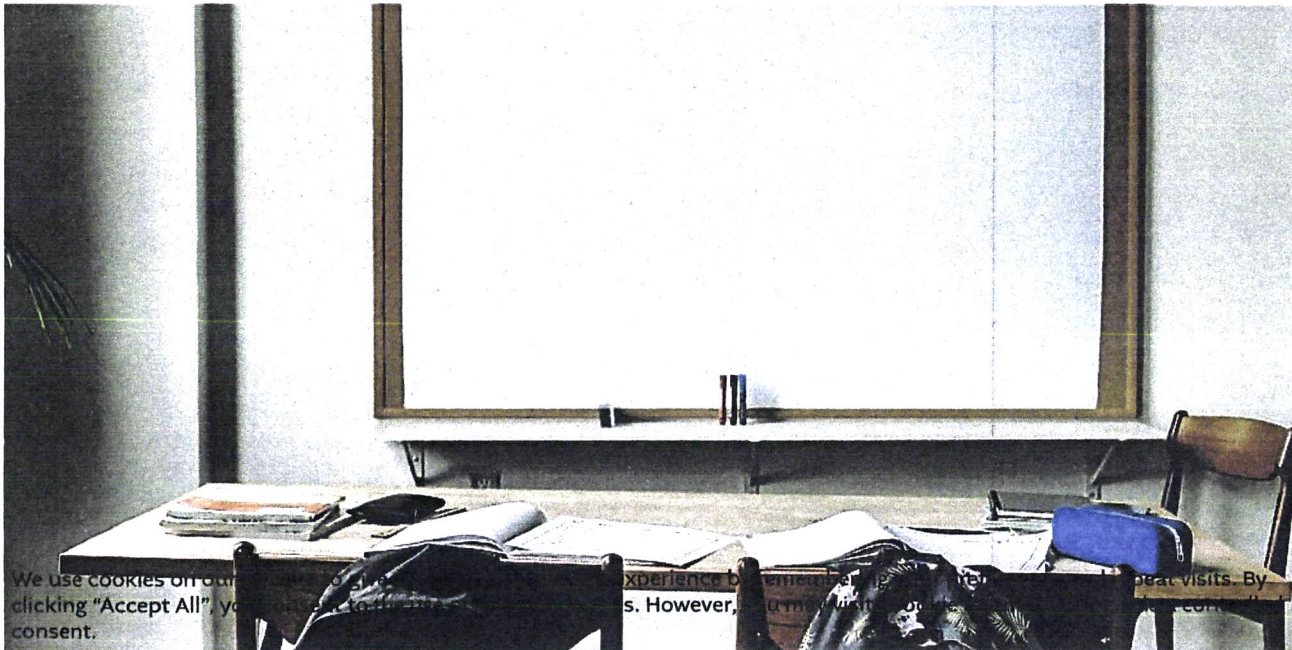
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Type here to search

Brady calls for immediate action to address shortage crisis of school places in Greystones



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Wicklow Sinn Féin TD John Brady has called for immediate and urgent action by the Minister for Education Norma Foley to address the current crisis affecting pupils hoping to enrol in secondary school in Greystones in September. It is estimated that there are potentially 70 – 80 pupils in the area who will be without school places in the next school year in 2024-2025.

Brady said: *“I am calling for immediate and urgent action by the Department of Education, and the Minister for Education Norma Foley in particular to address the appalling situation affecting school children in the Greystones area.*

*A site was secured to build a new school in the area, with planning permission granted in 2022, yet 19 months later we are still waiting for construction to commence.*

*The enrolment crisis that has been allowed to develop on Minister Foley’s watch is a direct result of the failure to build the new Greystones Community College.*

*As a result, there is a major crisis in student enrolment in secondary schools in the Greystones area. With pupils in 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> class in Primary school uncertain of school placement from next year on.*

*I have been in contact with parents living five minutes from two schools in Greystones yet will struggle to secure a place for children in September.*

*Along with other TDs in the County, I have continually lobbied the Minister on this issue. Principals of the two secondary schools have been warning of impending crisis for months.*

*The fact is that the growth of the Greystones area, the increasing numbers of school children is something that the Department of Education would have been very aware of. It is inconceivable that they would allow a situation to develop where 70-80 young children could be left without a school place in 2024-2025.*

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## Press Statement Census of Population 2022 - Summary Results Wicklow

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Press Statement

### Census of Population 2022 - Summary Results Wicklow

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CSO press statement, 30 May 2023, 11am

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Census 2022 Summary Results show Wicklow's population grew to 155,851

The Central Statistics Office (CSO) has today (30 May 2023) released [Census 2022 Summary Results](#), which details the population changes at a national level since April 2016. We have also broken down the results at a county level and this press release highlights some of the main changes for Wicklow. A full list of [county press releases](#) is available.

#### Statistician's Comment

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Commenting on the results, Cormac Halpin, Senior Statistician in the Census Division, said: *"Today's Census 2022 results provide us with unique and valuable insights into the Ireland that we live in today.*

*Looking at the results at a county level, Census 2022 shows that the population of Wicklow grew by 9% to 155,851, which means the number of people in the county rose by 13,426 between April 2016 and April 2022. Over the same period, Ireland's population grew by 8% from 4,761,865 to 5,149,139."*

#### Results for Wicklow

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## **Population – Males and Females**

Of Wicklow's population, 79,287 were female and 76,564 were male, which means there were 97 males for every 100 females. In Ireland overall there were 2,604,590 females and 2,544,549 males or 98 males for every 100 females.

## **Population by Age**

The average age of Wicklow's population in April 2022 was 39.1 years, compared with 37.2 years in April 2016. Nationally, the average age of the population was 38.8, up from 37.4 in April 2016.

The number of people aged 65 and over continues to grow. This age group increased by 27% to 23,661 in Wicklow, and by 22% to 776,315 at a national level since 2016.

## **Dual Irish Citizens**

In Wicklow, the number of dual Irish citizens increased from 3,276 to 5,742 while non-Irish citizens accounted for 9% of the county's population. Nationally, dual Irish citizenship increased by 63% from 104,784 to 170,597 people and non-Irish citizens made up 12% of the population.

## **Divorce/Separation**

The proportion of separated and divorced people in Wicklow remained steady at 7% of the population (aged 15 and over), the same as in 2016. The national comparison was 6% in both 2022 and 2016.

## **Health**

In 2022, 85% of people in Wicklow stated that their health was good or very good compared with 89% in 2016. This is a similar trend to the national figures, which showed a 4% decrease in the good/very good categories, from 87% to 83%.

## **Irish Speakers**

The number of people (aged three and over) who stated that they could speak Irish in Wicklow was 56,012 compared with 49,955 in 2016. Within this figure 1,580 said they spoke Irish daily while 3,216 spoke Irish weekly. Nationally, 1,873,997 people stated they were able to speak Irish, with 71,968 speaking Irish daily and 115,065 speaking it weekly.

## **Employment**

There were 68,971 people (aged 15 and over) at work in Wicklow, an increase of 9,837 people (+17%) between 2016 and 2022. Nationally, there were 313,656 additional people (+16%) at work.

## **Working From Home**

In Wicklow, 25,839 people (aged 15 and over) worked from home at least one day a week in 2022. This represented 37% of the workforce. The national figure was 32%.

## **Childcare**

This was a new question for Census 2022. There were 32,254 children aged 15 and under in Wicklow in April 2022. Of these, 10,098 (31%) were in childcare, compared with 33% nationally.

## **Tenure**

In 2022 in Wicklow, 71% of households owned their own home, with a further 24% renting. This compared with 66% of households owning their home nationally and 28% renting.

## **Time Capsule**

In Wicklow, 20% of households wrote a message in the Time Capsule. Nationally, this figure was 19% (See *Editor's Note* below).

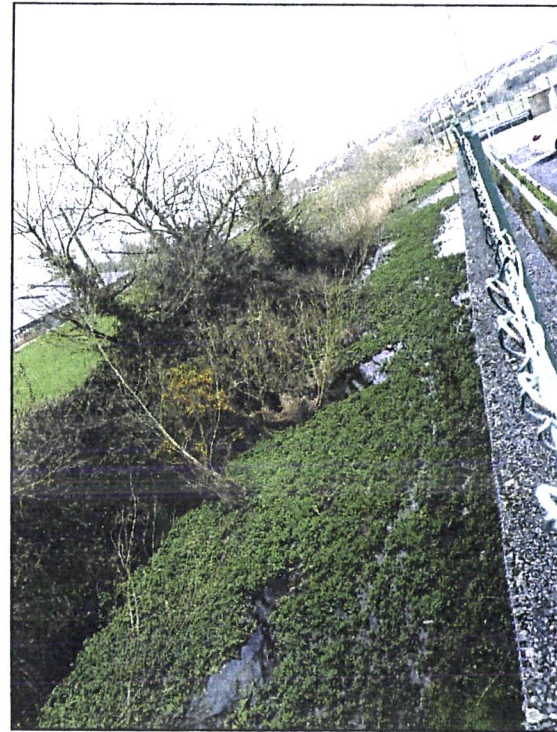
## **Appreciation**

Commenting on Census 2022 participation, Cormac Halpin, said: "*The publication of Census 2022 results could not have been achieved without the overwhelmingly positive response from the public and we thank everyone who completed their census form on 03 April 2022. We would also like to thank everyone involved in the Census 2022 campaign culminating in today's successful publication of the results.*"

## **Editor's Note**

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- Today's Summary Report is the first in a series of reports on Census 2022. Throughout the rest of the year, we will publish eight themed reports exploring a range of topics such as housing, homelessness, and religion in greater detail. The titles of the reports are:
  - Profile 1 - Population Distribution and Movement
  - Profile 2 - Housing in Ireland
  - Profile 3 - Households, Families and Childcare



## Photographic Survey

Fig. 1a & 1b: a) South-easterly connectivity from Tinakilly at Railway Bridge (Glebe townland) and b) behind Heaton's/Lidl car park before it passes east to Broadlough between the railway station and council offices.



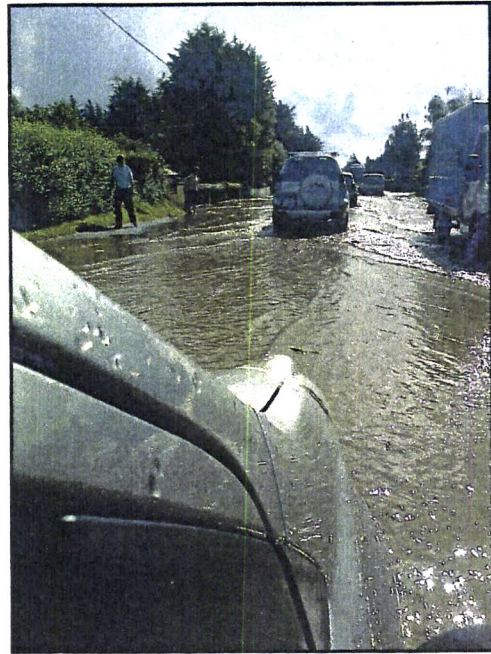


Fig 2 a) flood-prone wastewater pump station at Woodside, Rathnew and Fig 2 b) flooding on main Wicklow-Rathnew road outside Woodside.

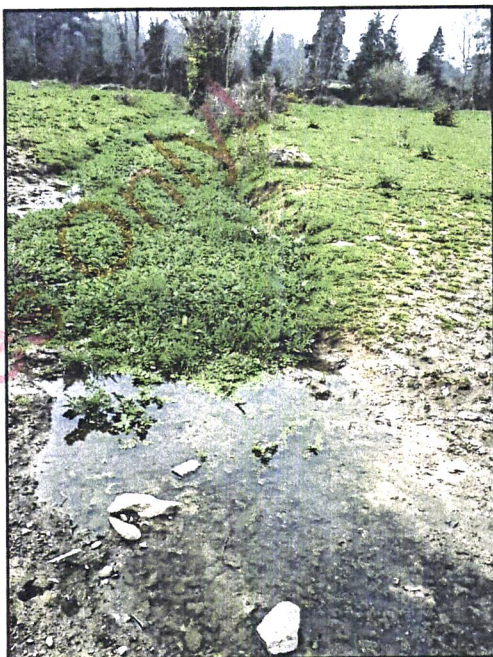


Fig. 3 a): Small ditch behind Woodside River

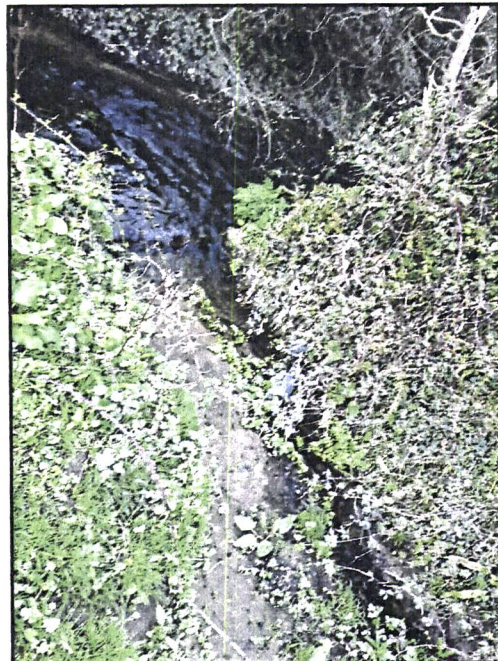


Fig. 3 b): Where Woodside ditch meets Slang to Vartry

Fig's 2 & 3 illustrate the flood-prone nature of Woodside, Rathnew. The sewage pumphouse which receives all Woodsides foul waste, can fail to pump adequately if the volume is too great after heavy rains as it has to pump uphill into the mainline sewer on the Wicklow road. As the facility is not adequately sealed, every time it floods it seeps untreated effluent to the Slang River which is fed directly to the EU-protected Salmonid Vartry River at Broadlough.

## Appendix 6

Name	City	State	Postal Code	Country	Signed On
claire mcgettigan	wicklow			Ireland	18/09/2023
Barry Mc Gettigan	Dublin			Ireland	18/09/2023
Joanne Earls	Wicklow			Ireland	18/09/2023
Karen OFlaherty	dublin			Ireland	18/09/2023
Sarah McDonald				Ireland	18/09/2023
Lisa McGettigan	Droichead Nua			Ireland	18/09/2023
Sam Healy				Ireland	18/09/2023
Declan Esmonde				Ireland	18/09/2023
Siobhán Collard	Dublin			Ireland	18/09/2023
Robert Doyle	Wicklow			Ireland	18/09/2023
Joanne O neill	Wicklow			Ireland	18/09/2023
Charlene Neill				Ireland	18/09/2023
Claire Page				Ireland	18/09/2023
Ruth Oneill				Ireland	18/09/2023
Niamh Breslin	Enfield			Ireland	18/09/2023
Amanda Akhtar	wicklow			Ireland	18/09/2023
Martin Scanlon				Ireland	18/09/2023
Maria Kavanagh	Wicklow		0	Ireland	18/09/2023
Kerry O Neill	Wicklow			Ireland	18/09/2023
Emma Doheny	Dublin			Ireland	18/09/2023
Robin Kennedy	Ennis			Ireland	18/09/2023
Carolyn O'Sullivan	Wicklow			Ireland	18/09/2023
Helen Morris				Ireland	18/09/2023
April White	Wicklow			Portugal	18/09/2023
Susan Murray	Rathnew , co Wicklow			Ireland	18/09/2023
Teresa Murphy moore	Wicklow			Ireland	18/09/2023
Ewan Culbert				Ireland	18/09/2023
James Stafford	Rathnew			Ireland	18/09/2023
Liz Kavanagh	Dublin			Ireland	18/09/2023
Sinead Jameson	Rathnew			Ireland	18/09/2023
Leighton Glynn	Dublin		D02	Ireland	18/09/2023
Fiona Redmond				Ireland	18/09/2023
richard jameson				Ireland	18/09/2023
Amanda Corcoran	Dublin			Ireland	18/09/2023
Edward Jameson				Ireland	18/09/2023
Thomas Esmonde	Dublin			Ireland	18/09/2023
Mark Coffey	Barnsley	England	S73	UK	18/09/2023
Kelly-Anne Merrigan	San Francisco		94131	Ireland	18/09/2023
Laura Fitzgerald				Ireland	18/09/2023
Patrice evans				Ireland	18/09/2023
barry breslin	meath			Ireland	18/09/2023
Ronan Doyle				Ireland	18/09/2023
Laura Mcdonald	Dubai			Ireland	18/09/2023
Aurius Domarkas	Dublin			Ireland	18/09/2023
Barbara Kuzio				Ireland	18/09/2023
Kelly Evans				Ireland	18/09/2023
Amy Hosey	Bray		A98	Ireland	18/09/2023
Julie Butler	wicklow			Ireland	18/09/2023
nicola Merrigan	wicklow			Ireland	18/09/2023

Fran Merrigan				Ireland	18/09/2023
Paul Doyle				Ireland	18/09/2023
Sarah Lennon				Ireland	18/09/2023
Amelia Ronan	Wicklow			Ireland	18/09/2023
Debbie Killeen				Ireland	18/09/2023
Richard Merrigan	wicklow			Ireland	18/09/2023
Dave Finnigan				Ireland	18/09/2023
Diane Doyle	Wicklow			Ireland	18/09/2023
Marguerite Wynne	Wicklow			Ireland	18/09/2023
Igor Prokop	Rathnew			Ireland	18/09/2023
Amanda Kelly	Wicklow town			Ireland	18/09/2023
Carla Merrigan	Wicklow			Ireland	18/09/2023
Sarah Gillan				Ireland	18/09/2023
Michael Corcoran	Meyzieu	69330	France	Ireland	18/09/2023
Emily Gallagher	Dublin			Ireland	18/09/2023
Hazel Quinn				Ireland	18/09/2023
Sarah Gallagher	London	E2 7SQ	Belgium	Ireland	18/09/2023
Joe Witter				Ireland	18/09/2023
Stephanie Fox	Wicklow			Ireland	18/09/2023
Aisling Leonard	Wicklow			Ireland	18/09/2023
Mary Corcoran	London	England	W13	UK	18/09/2023
Mark Mcgettigan	Wicklow			Ireland	18/09/2023
Kilian Jameson	Rathnew			Ireland	18/09/2023
Adriana Czajka	Dublin			Ireland	18/09/2023
Philip Knight				Ireland	18/09/2023
Oisín Ryan				Ireland	18/09/2023
Eddie Dunphy				Ireland	18/09/2023
Olwyn McEvoy				Ireland	18/09/2023
Robert Merrigan	Wicklow	822_427	Portugal	Ireland	18/09/2023
Niall Manning	Wicklow			Ireland	18/09/2023
Ailina Cororan	Meyzieu	69330	France	Ireland	18/09/2023
Peter Dignam				Ireland	18/09/2023
Marion Jameson				Ireland	18/09/2023
Louise Clarke	Wicklow			Ireland	18/09/2023
Joe Collard	Morris	Illinois	60450	US	18/09/2023
Sinead Waldron	Arklow			Ireland	18/09/2023
David Kiell	East Orang	New Jersey	7017	US	18/09/2023
Aoife Collier				Ireland	18/09/2023
Linda O Connor	Wicklow			Ireland	18/09/2023
Mandy Quinn				Ireland	18/09/2023
Brian cosgrove	Rathnew	123 456	Ireland	Ireland	18/09/2023
Lisa Shannon	Gorey			Ireland	18/09/2023
Niamh Franey	Wicklow			Ireland	18/09/2023
Mark Doyle				Ireland	18/09/2023
Emma Collard	Dublin			Ireland	18/09/2023
Jack Manley	Wicklow			Ireland	18/09/2023
Richie Griffin	Wicklow			Ireland	18/09/2023
Clara Franey	Dublin			Ireland	18/09/2023
Yvonne Kelly				Ireland	18/09/2023
Eamonn Franey				Ireland	18/09/2023

Yasmine Larkin	Wicklow		Ireland	18/09/2023
Ian Johnston			Ireland	18/09/2023
Laura Clohessy	Bristol	BS6	UK	18/09/2023
Brian Horan	Dunboyne		Ireland	18/09/2023
Sharon Peter			Ireland	18/09/2023
Shirin O'Mara	Virginia	A82	Ireland	18/09/2023
Corena Fitzpatrick	Wicklow		Ireland	18/09/2023
holly doyle			Ireland	18/09/2023
Neil . Mcgettigan			Ireland	18/09/2023
tracy murphy	Rathnew Co.Wicklow		Ireland	18/09/2023
Kevin Brown	Brisbane	4006	Australia	18/09/2023
Clare Collard	Chicago Illinois	60622	US	18/09/2023
Anna Pocock	Rathnew		Ireland	18/09/2023
Annabelle O'Gorman	Wicklow		Ireland	18/09/2023
Sinead O Gorman	Wicklow	0	Ireland	18/09/2023
Derek Quinn			Ireland	18/09/2023
siobhan kitson	wicklow		Ireland	18/09/2023
Will McNabb	Wicklow		Ireland	18/09/2023
Esther O'Reilly	Wicklow	WW12	Ireland	18/09/2023
Shauna O'Gorman	Wicklow		Ireland	18/09/2023
Celia Hughes	Dublin		Ireland	18/09/2023
Adrian Giffney	Wicklow		Ireland	18/09/2023
William Smullen			Ireland	18/09/2023
Amy Flood	Dublin		Ireland	18/09/2023
Abby Rynhart			Ireland	18/09/2023
Stacey Bunn	Wicklow		Ireland	18/09/2023
Uta Bean Uí Almhain	Wicklow		Ireland	18/09/2023
Andy Fitzgerald			Ireland	18/09/2023
Godfrey Flood			Ireland	18/09/2023
Caroline O'Neill	Wicklow		Ireland	18/09/2023
Melaney Hollingsworth	Wicklow		Ireland	18/09/2023
Niamh Daly	Wicklow		Ireland	18/09/2023
Suzanne Mernagh			Ireland	18/09/2023
Emmajane Mcevoy	Wicklow		Ireland	18/09/2023
Tom Hodgkinson	Dublin		Ireland	18/09/2023
Kate Doyle	Wicklow		Ireland	18/09/2023
Jane Dignam	Shenfield	Cm15 8lg	Ireland	18/09/2023
Leanne Crean	Wicklow		Ireland	18/09/2023
James Murphy	Wicklow	wicklow	Ireland	18/09/2023
susan Haith	brigg England	dn208dw	UK	18/09/2023
Emma Duffy	Bray		Ireland	18/09/2023
Carol Vambeck	Wicklow		Ireland	18/09/2023
Miriam Walker			Ireland	18/09/2023
Thomasina Kiernan			Ireland	18/09/2023
Michael Merrigan			Ireland	18/09/2023
Linda North	Wicklow		Ireland	18/09/2023
Elaine Byrne			Ireland	18/09/2023
Greg Chavez	Chicago Illinois	60623	US	18/09/2023
Emilia Giffney	Wicklow		Ireland	18/09/2023
Daniel J. Healy	Wicklow Towm		Ireland	18/09/2023

karen murray	Dublin	D02	Ireland	18/09/2023
Stephen Corcoran			Ireland	18/09/2023
Charles Merrigan	Portlaoise		Ireland	18/09/2023
Mark Kavanagh			Ireland	18/09/2023
Rachael Doyle			Ireland	18/09/2023
Liz McMahon	Wicklow		Ireland	18/09/2023
Ciona Corcoran	wicklow		Ireland	18/09/2023
Seamus Doyle			Ireland	18/09/2023
Jeni Brown	Wicklow		Ireland	18/09/2023
Anne Douglass			Ireland	18/09/2023
Aileen Keating			Ireland	18/09/2023
Georgette DOYLE	Carlow		Ireland	18/09/2023
doris hirschfeld	Bray		Ireland	18/09/2023
Lynn McVicar	Arklow	Arklow	Ireland	18/09/2023
Mia Merrigan			Ireland	18/09/2023
Sally Nolan			Ireland	18/09/2023
Aisling Mcgettigan	Dublin	IRE	Ireland	18/09/2023
Carole Murphy	Birkenhead	CH43 8SD	Ireland	18/09/2023
Jean Doyle	Dublin		Ireland	18/09/2023
Sandra Porter	Alameda	California 94501	US	18/09/2023
Deborah von Metzradt	Dublin		Ireland	18/09/2023
Kathleen Mangankathleen	Dublin		Ireland	18/09/2023
Susan Hill	Wicklow	0	Ireland	18/09/2023
Michelle Coppola	Wicklow		Ireland	18/09/2023
neil maccrimmon	Wicklow		Ireland	18/09/2023
shauna keogh	wicklow	22	Ireland	18/09/2023
Amber Byrne			Ireland	18/09/2023
Ciana Catudan	San Leandr	California 94578	US	18/09/2023
Marian Nelligan	Wicklow		Ireland	18/09/2023
Edward (Jnr) Jameson			Ireland	18/09/2023
Seamus Mcgettigan			Ireland	18/09/2023
Christina Merrigan			Ireland	18/09/2023
Shane Dunne	Wicklow		Ireland	18/09/2023
Jemma McDaid	Hollywood		Ireland	18/09/2023
Susan Langrell	Wicklow		Ireland	18/09/2023
Emma DUFFY	Wicklow		Ireland	18/09/2023
brooke flynn	Dublin		Ireland	18/09/2023
Shannon oleary	Wicklow		Ireland	18/09/2023
Samantha Vickers			Ireland	18/09/2023
Melanie Byrne	Rathnew		Ireland	18/09/2023
Valerie Featherstone	Wicklow		Ireland	18/09/2023
Peter Kenny	Cork		Ireland	18/09/2023
Sharon Crean	Wicklow		Ireland	18/09/2023
Mary Byrne	wicklow		Ireland	18/09/2023
Tracy Vickers	Wicklow		Ireland	18/09/2023
Emma Ryan	Ennis		Ireland	18/09/2023
Dylan Russell			Ireland	18/09/2023
Ciara Coffey	Hemel Hempstead	HP2	UK	18/09/2023
Cindy Clark	Daly City	California 94015	US	18/09/2023
Lorraine Russell	Wicklow		Ireland	18/09/2023

Julie O' Neill			Ireland	18/09/2023
Richard Kavanagh			Ireland	18/09/2023
annie Ji			Ireland	18/09/2023
Bernadette Teji	wicklow		Ireland	18/09/2023
Adele Meenan	Wicklow		Ireland	18/09/2023
Stefano Coppola	Dublin		Ireland	18/09/2023
Luke O'Reilly	Bray		Ireland	18/09/2023
William Clare	Wicklow		Ireland	18/09/2023
Philip Byrne	Stanmore	2048	Ireland	18/09/2023
Sinead Abell			Ireland	18/09/2023
Liam Fitzpatrick	Wicklow	A67	Ireland	18/09/2023
Jenny Quinn			Ireland	18/09/2023
Arthur Jameson			Ireland	18/09/2023
Nicky Maddock	Rathdowney		Ireland	18/09/2023
Kim Mullahey			Ireland	18/09/2023
Amanda Duffy	Wicklow		Ireland	18/09/2023
M Richard Dignam	Dublin	D02	Ireland	18/09/2023
Simon Howard	Melbourne	3001	Australia	19/09/2023
Linda Higgins	Dublin		Ireland	19/09/2023
Fiona Newsome	Wicklow		Ireland	19/09/2023
John Paul Thomas			Ireland	19/09/2023
Peter Subs			Ireland	19/09/2023
Emily Jameson	Wicklow		Greece	19/09/2023
Emma Snell	Wicklow		Ireland	19/09/2023
Barbara Doolan			Ireland	19/09/2023
Caroline McNabb	Wicklow		Ireland	19/09/2023
Isabel Rozas	Dublin	Dublin 2	Ireland	19/09/2023
Claire Mulpeter			Ireland	19/09/2023
Gay Greene	Dublin		Ireland	19/09/2023
Kathy Rogers	Arklow	Eire	Ireland	19/09/2023
Isobel Bew			Ireland	19/09/2023
Mary O Hanlon	Ashbourne		Ireland	19/09/2023
Tanveer Muhammad	Dublin		Ireland	19/09/2023
Paul Ryan			Ireland	19/09/2023
Paul Callanan	Galway		Ireland	19/09/2023
Melissa McNabb			Ireland	19/09/2023
Clara Wright			Ireland	19/09/2023
William Douglas	Dublin	D02	Ireland	19/09/2023
Zivas Fitzgerald			Ireland	19/09/2023
Miriam conway Conway	Dublin		Ireland	19/09/2023
Lee Kinsella	Wicklow		Ireland	19/09/2023
Seamus Coogan			Ireland	19/09/2023
Jacqueline Wadden			Ireland	19/09/2023
Carmel Meade			Ireland	19/09/2023
Dearbhaila O'Sullivan	Gorey		Ireland	19/09/2023
Anna Dockeray	Dublin		Ireland	19/09/2023
Stephen McNabb	Wicklow	ST3	Ireland	19/09/2023
Daniel Breen			Ireland	19/09/2023
HEIDE LEONARD			Ireland	19/09/2023
Tara C	Bray		Ireland	19/09/2023



Shauna S	Dublin	Ireland	19/09/2023
Shane Doyle	Wicklow	Ireland	19/09/2023
Josephine Kavanagh	Wicklow	Ireland	19/09/2023
Cormac Redmond	Dublin	Ireland	19/09/2023
Deirdre Reid		Ireland	19/09/2023
Niamh Dunphy		Ireland	19/09/2023
melinda mcNabb	rathdrum	Ireland	19/09/2023
Suzanne O'Sullivan	Wicklow	Ireland	19/09/2023
Claire Gallagher	Wicklow	Ireland	19/09/2023
Sandra Fitzgibbin		Ireland	19/09/2023
jackie O'Keefe	Greystones	Ireland	19/09/2023
Paul White		Ireland	19/09/2023
Sheila Fewings	Dublin	Ireland	19/09/2023
Olive Condron	Carlow	Ireland	19/09/2023
Marcin Grzesko	Rathnew	Ireland	19/09/2023
Amy McNabb	Wicklow	Ireland	19/09/2023
Patricia Doyle		Ireland	19/09/2023
David Mc	Dublin	Dub4	Ireland
Kerri Hubbard		Ireland	19/09/2023
Noeleen Doyle	Wicklow	Ireland	19/09/2023
Michael Moran		Ireland	19/09/2023
Jackie Campbell		Ireland	19/09/2023
Deborah Jameson		Ireland	19/09/2023
Andrew Malone		Ireland	19/09/2023
Emmanuelle Bunn		Ireland	19/09/2023
Lilia Konovets	odessa	Ireland	19/09/2023
Mary Mcdonald	Avoca	Ireland	19/09/2023
Sarah Janw]e O'sullivan	Wicklow	Ireland	19/09/2023
Siobhan Manley		Ireland	19/09/2023
Collette Collard		Ireland	19/09/2023
David Vickers	Cork	Ireland	19/09/2023
Patricia O'Brien		Ireland	19/09/2023
BERNARD Kelly	Dublin	Ireland	19/09/2023
Jackie OBrien		Ireland	19/09/2023
mary kelly	Dublin	Ireland	19/09/2023
Caroline Kelly	Dublin	Ireland	19/09/2023
Mary kinsella	Dublin	Ireland	19/09/2023
Claire McMullan	Perth	6026 Australia	19/09/2023
Amit Bora		Ireland	19/09/2023
Pat Grant	Kildare	Ireland	19/09/2023
Debbie Quinn	Wicklow	Ireland	19/09/2023
Samantha Byrne		Ireland	19/09/2023
Simon Dunne		Ireland	19/09/2023
Yvonne Bouchier		Ireland	19/09/2023
Mary Doyle		Ireland	19/09/2023
Mary Dickenson	Wicklow	Ireland	19/09/2023
John Marah		Ireland	19/09/2023
Margaret Jameson	Rathnew	Ireland	19/09/2023
Angela McNab	Kilmacanogue	Ireland	19/09/2023
Marie Redmond	Dublin	Ireland	19/09/2023

Mark Doyle	Enfield		Ireland	19/09/2023
Marie Kearney	Rathnew. Co Wicklow		Ireland	19/09/2023
fiana doyle			Ireland	19/09/2023
Phillippa Marks	Dublin		Ireland	19/09/2023
Chris Wallace	Wokingham	RG40 4EH	Ireland	19/09/2023
Laura O connor			Ireland	19/09/2023
Marlena Zareba	Bray		Ireland	19/09/2023
Coster June	Blackheath England	E14	UK	19/09/2023
Polly Doyle	dub		Ireland	19/09/2023
Thomas Kavanagh			Ireland	19/09/2023
Veronica Nolan	Greystones	A63	Ireland	19/09/2023
Rosie Mcnabb			Ireland	19/09/2023
Natasha Iveson	Wicklow		Ireland	19/09/2023
Mark Bourke	Dublin		Ireland	19/09/2023
yvonne bell	Limerick		Ireland	19/09/2023
Birgit Merrigan			Ireland	19/09/2023
Rebecca McDonagh	Bray		Ireland	19/09/2023
Noel Kelly	Dublin		Ireland	19/09/2023
Anne Cullen	Wicklow		Ireland	19/09/2023
Susan Moy	Wicklow		Ireland	19/09/2023
Mary DeCourcy	Dublin		Ireland	19/09/2023
John Doyle	wicklow		Ireland	19/09/2023
Michael Butler	Wicklow		Ireland	19/09/2023
Colin Clare			Ireland	19/09/2023
Cara Cosgrave	Wicklow		Ireland	19/09/2023
Christopher Healy	Dublin	D02	Ireland	19/09/2023
Tara White	Wicklow		Ireland	19/09/2023
Sophia White			Ireland	19/09/2023
Mark Clare	Epsom	England KT18	UK	19/09/2023
Holly Darcy			Ireland	19/09/2023
Bridget Franey			Ireland	19/09/2023
Lynda gill	Wicklow		Ireland	19/09/2023
Mark Kelly			Ireland	19/09/2023
Jackie Kinsella			Ireland	19/09/2023
Alison O'Brien	Wicklow		Ireland	19/09/2023
Doreen Mcgettigan			Ireland	19/09/2023
Trevor Lowe			Ireland	19/09/2023
Alan Pyke			Ireland	19/09/2023
Caroline Jackman			Ireland	19/09/2023
Thomas Byrne			Ireland	19/09/2023
Dee Davidson			Ireland	19/09/2023
David Deady			Ireland	19/09/2023
Chloe Devlin			Ireland	19/09/2023
Sean Kearney			Ireland	19/09/2023
Anita Redmond			Ireland	19/09/2023
Paul Merrigan			Ireland	19/09/2023
Mar oreilly	Co wicklow		Ireland	19/09/2023
Alice Bellomonte			Ireland	19/09/2023
Caoimhe Devlin	Wicklow		Ireland	19/09/2023
Anthony Raftery	Wicklow		Ireland	19/09/2023

John kinsella		Ireland	19/09/2023
Rachael Ryan	Wicklow	Ireland	19/09/2023
Aideen Savage	Wicklow	Ireland	19/09/2023
James Galvin	cork	Ireland	19/09/2023
Jan Kearney	Wicklow	Ireland	19/09/2023
Marguerite Sillery		Ireland	19/09/2023
Lisa Hoffmann		Ireland	19/09/2023
Mark mc dermott	Dublin	Ireland	19/09/2023
Connor Quill		Ireland	19/09/2023
Anita Healy	Wicklow	Ireland	19/09/2023
Jack healy		Ireland	19/09/2023
Mags Doyle	Portlaoise	Ireland	19/09/2023
Pauline MOODY	Wicklow	Ireland	19/09/2023
Maria Kerr	Wicklow	Ireland	19/09/2023
Phil O toole	Wicklow	Ireland	19/09/2023
Susan Gavin		Ireland	19/09/2023
Elayne Shortt		Ireland	19/09/2023
Lilly Reid		Ireland	19/09/2023
Henry Gibbins		Greece	19/09/2023
Kim Darragh		Ireland	19/09/2023
Walby Michael		Ireland	19/09/2023
Paul O'Brien		Ireland	19/09/2023
Ryan O'Neill		Ireland	19/09/2023
John Scannell		Ireland	19/09/2023
Niamh Harte	Wicklow	Ireland	19/09/2023
Michelle Fletcher	Wicklow	Ireland	19/09/2023
Stephen King	Arklow	Ireland	19/09/2023
Naomi Doran		Ireland	19/09/2023
Martin Cowap		Ireland	19/09/2023
Aoife Walsh	Dublin	Ireland	19/09/2023
Mary Beth Gibson		Ireland	19/09/2023
Charlotte Cronin	Dublin	Ireland	19/09/2023
Norma Gleeson	Tipperary	Ireland	19/09/2023
Raiza Ramos	Dublin	Ireland	19/09/2023
Ashleigh Tobin	Wicklow	Ireland	19/09/2023
Emma HOLLINGSWORTH	Cork	Ireland	19/09/2023
Tina O Sullivan Irwin		Ireland	19/09/2023
Colm Franey		Ireland	19/09/2023
Ann marie Greene		Ireland	19/09/2023
Tara Kelly-Fitzpatrick	Waterford	Ireland	19/09/2023
Arleen Prunty		Ireland	19/09/2023
Gordon Ryan	Bray	Ireland	19/09/2023
Kathryn Kavanagh	Wicklow	Ireland	19/09/2023
Stephanie Kingston		Ireland	19/09/2023
Julie O'Connor	dun Laoire	Ireland	19/09/2023
Richard Quinn	Wexford	Ireland	19/09/2023
Lorna Gregory	Drogheda	Ireland	19/09/2023
Esther Doyle	wicklow	Ireland	19/09/2023
LiZ Daly		Ireland	19/09/2023
david bonus		Ireland	19/09/2023

Kathleen Fitzgibbon	Dublin	Ireland	19/09/2023
Noirin Gilbert	Wicklow	Ireland	19/09/2023
Becky Corrigan	Wicklow	Ireland	19/09/2023
Ciara Walsh		Ireland	19/09/2023
Rebecca Jameson	Sydney	2000 Australia	19/09/2023
Paul Furlong		Ireland	19/09/2023
Glenn Fewings		Ireland	19/09/2023
N Heffernan	Wicklow	60604 Ireland	19/09/2023
Helen Kavanagh	Dublin	Ireland	19/09/2023
Heather Hogan	Dublin	Ireland	19/09/2023
Lorraine McAulay	Wicklow	Ireland	19/09/2023
Paul Valentine	Dublin	Ireland	19/09/2023
Julija Volynko	Wicklow	Ireland	19/09/2023
David Walby	Wicklow	Ireland	19/09/2023
M Davis		Ireland	19/09/2023
Margarita Corscadden	Dublin	Dublin Ireland	19/09/2023
David Bedz		Ireland	19/09/2023
Karl David Nadurata	Bray	Ireland	19/09/2023
Patrick Mcelwee	Wicklow	Ireland	19/09/2023
Glenda Dunne	Wicklow Town	Ireland	19/09/2023
Lynda Foley	Dublin	Ireland	19/09/2023
Mary Doyle	Wicklow	Ireland	19/09/2023
Susanna Dowling		Ireland	19/09/2023
Rita McAulay	Dublin	Ireland	19/09/2023
Bertie Clarke	Pembroke Wales; Cyn SA72 6DT	UK	19/09/2023
Alice Moran	Dublin	Ireland	19/09/2023
Sarolta Buza		Ireland	19/09/2023
Juliette Vincent	Wicklow Town	Dublin Ireland	19/09/2023
Aimee Beale	wicklow	Ireland	19/09/2023
Mary Jane Egan	Dublin	Ireland	19/09/2023
Ross Gill		Ireland	19/09/2023
Lucy Malone	Dublin	Ireland	19/09/2023
Patricia Davidson	Bray	Ireland	19/09/2023
Jacinta McMahon	Centerville Massachus	2632 US	19/09/2023
Goretti Hickey	Wicklow	Ireland	19/09/2023
Martin Davidson	Bray	Ireland	19/09/2023
Catherine Pulver	Des Moines Iowa	50315 US	19/09/2023
Mary Kavanagh Cllr		Ireland	19/09/2023
Gay Ross	Wicklow	Ireland	19/09/2023
Niall Jameson	Wicklow	Ireland	19/09/2023
Fern Byrne		Ireland	19/09/2023
Alison Eustace	Wicklow	Ireland	19/09/2023
Michelle Vickers	Dublin	Ireland	19/09/2023
Betty Copeland	Wicklow	Ireland	19/09/2023
Bernie Dunne	Co wicklow	Ireland	20/09/2023
Thomas Cruise		Ireland	20/09/2023
Pamela Corcoran	Dublin	Ireland	20/09/2023
Barry Brown		Ireland	20/09/2023
Kevin Jameson		Ireland	20/09/2023
Des Elmes	Newbridge	Ireland	20/09/2023

Marcin Zielinski			Ireland	20/09/2023
Paul Sherry			Ireland	20/09/2023
Ailish Martin	Dublin		Ireland	20/09/2023
William Dickenson	Calgary	T3H	Canada	20/09/2023
Keith Meaney			Ireland	20/09/2023
Una O'Hagan	co wicklow		Ireland	20/09/2023
Sean Doherty			Saudi Arabi	20/09/2023
Tomasinea Brady	Greystones		Ireland	20/09/2023
Louise Doran	Wicklow		Ireland	20/09/2023
Tracey McMahon	Dublin		Ireland	20/09/2023
Theresa Fox			Ireland	20/09/2023
Ronan Smyth	Dublin		Ireland	20/09/2023
Una Murphy			Ireland	20/09/2023
Diane Henderson	Ireland		Ireland	20/09/2023
Tanya English			Ireland	20/09/2023
Gerard Kennedy	Claremont	6010	Australia	20/09/2023
Elizabeth Martin	Wicklow	PI2 3np	Ireland	20/09/2023
Caroline Phelan	Wicklow		Ireland	20/09/2023
Nadine Roedel			Ireland	20/09/2023
Grace O d	Wicklow		Ireland	20/09/2023
Amanda Hanrahan	Stockton-on-Tees	TS19	Ireland	20/09/2023
Charley Swords	Cork	T23	Ireland	20/09/2023
Rachael Davis	Wicklow		Ireland	20/09/2023
Eily Roe	Wicklow	na	Ireland	20/09/2023
Denise O'Reilly	Dublin		Ireland	20/09/2023
Miriam Bolt	Wicklow		Ireland	20/09/2023
Caroline Murphy	Wicklow Town	D02	Ireland	20/09/2023
Frances McDonald	Wicklow		Ireland	20/09/2023
Sylvie Narp	Wicklow		Ireland	20/09/2023
Thérèse Du-Rac	Wicklow	60602	Ireland	20/09/2023
Teresa cowley	Mayo		Ireland	20/09/2023
Clive Quinn	Wicklow		Ireland	20/09/2023
Andrea Jameson	Wicklow		Ireland	20/09/2023
Lorraine Gannon	Wicklow	A67	Ireland	20/09/2023
Amy Murphy	dublin		Ireland	20/09/2023
Anthony Clarke			Ireland	20/09/2023
Kerry-Ann Seymour	Wicklow, ireland		Ireland	20/09/2023
Carolyn Flynn	Rathnew		Ireland	20/09/2023
Bernadette Riley	Dublin		Ireland	20/09/2023
Rosemary Kearney	Wicklow		Ireland	20/09/2023
Sarah Jolley	Wicklow		Ireland	20/09/2023
Gavin Jones	Wicklow		Ireland	20/09/2023
kim o connor	dublin		Ireland	20/09/2023
Ryan Mc Carthy	Perth	6842	Australia	20/09/2023
Siobhan Synnott	Dublin		Ireland	20/09/2023
Siobhán Von Engelbrechten	Longford		Ireland	20/09/2023
Caron Allan	Wexford		Ireland	20/09/2023
Sadie Higgins	Dublin		Ireland	20/09/2023
Leona Brolly	Kilcoole		Ireland	20/09/2023
Leonard Clarke	Cork		Ireland	20/09/2023

Joanne Memery	Dublin		Ireland	20/09/2023
Boris Hrofman			Ireland	20/09/2023
Kate Ohara	Rose Hill	11222	Ireland	20/09/2023
Jenna Starrett	Dublin		Ireland	20/09/2023
Joanne Healy			Ireland	20/09/2023
Lauren Otoole	Dublin		Ireland	20/09/2023
ross brady			Ireland	20/09/2023
David Murphy	Dublin		Ireland	20/09/2023
Cronin Sonya	Dublin		Ireland	20/09/2023
Jenny Walker Butler	Wicklow	0	Ireland	20/09/2023
Mary Nesbitt			Ireland	20/09/2023
Sinead Tyner	Dublin		Ireland	20/09/2023
Anita Earls Earls	Dublin		Ireland	20/09/2023
john obrine	wicklow		Ireland	20/09/2023
Oona McFarland	Dublin		Ireland	20/09/2023
Niall Dowling	Drogheda		Ireland	20/09/2023
Katherine O'Reilly	Wicklow		Ireland	20/09/2023
Niall Binéad	Dublin		Ireland	20/09/2023
Lillian Carthy	Wicklow		Ireland	20/09/2023
Joanne OBrien	Wicklow		Ireland	20/09/2023
Sue Paterson	Wicklow		Ireland	20/09/2023
Mary OConnor	Wicklow		Ireland	20/09/2023
Ramanjeet Malik	Dublin		Ireland	20/09/2023
Sharon Pickering	wicklow		Ireland	20/09/2023
Una Ennis	Dublin		Ireland	20/09/2023
Leigha Ryan	Wicklow		Ireland	20/09/2023
Jason O'Halleran	Arklow		Ireland	20/09/2023
Keara O'Shea	London	England N4 3HU	UK	20/09/2023
Georgia Gallagher	Kilmacanoge		Ireland	20/09/2023
Jan Drake	Arklow		Ireland	20/09/2023
Caitlin Jones	Wicklow		Ireland	20/09/2023
Linda Conyard			Ireland	20/09/2023
Katie Bradshaw		88888	Ireland	20/09/2023
Rebecca Von Metzradt			Ireland	20/09/2023
Margaret Jones	Wicklow		Ireland	20/09/2023
Stephen Dunne			Ireland	20/09/2023
Jill Egan			Ireland	20/09/2023
Louise Kelly	wicklow	0	Ireland	20/09/2023
Damien Conroy			Ireland	20/09/2023
Edward Doyle			Ireland	20/09/2023
Christine Downey	Wicklow	-	Ireland	20/09/2023
Jimmy Esmonde			Ireland	20/09/2023
C Lane	Naas		Ireland	20/09/2023
DES JENKINS	Dublin	D02	Ireland	20/09/2023
Zoe Kelly			Ireland	20/09/2023
sergiy ksenych			Ireland	20/09/2023
Rita Corrigan	Galway		Ireland	20/09/2023
Sylwia Pisarska			Ireland	20/09/2023
Jenn Sheridan			Ireland	20/09/2023
Helen Downey	Wicklow	Eire	Ireland	20/09/2023

Marie-Louise Marshall	Dublin	D02	Ireland	20/09/2023
Amy Ford			Ireland	20/09/2023
Georgia Collard	Wicklow		Ireland	20/09/2023
Bob Smith			Ireland	20/09/2023
Anthony Franey			Ireland	20/09/2023
Lara Ford			Ireland	20/09/2023
Barbara Gaynor	Wicklow		Ireland	20/09/2023
Shay Ryan			Ireland	20/09/2023
Tracy Wild	Swadlincot England	DE11	UK	20/09/2023
Ann Phean			Ireland	20/09/2023
Derek Ford			Ireland	20/09/2023
Ida Lane			Ireland	20/09/2023
Elaine Harte	Wicklow		Ireland	20/09/2023
Amy Irwin			Ireland	20/09/2023
Denis Mc Carthy	Limerick		Ireland	20/09/2023
Oonagh Ward	Dublin		Ireland	20/09/2023
PHIL LUNNEY	BELFAST	BT11 8FY	Ireland	20/09/2023
Helen Robertson	Dagenham	RM9	UK	20/09/2023
Joan Byrne			Ireland	20/09/2023
Aisling Curtis	Dublin		Ireland	20/09/2023
Fiona Doyle	Wicklow		Ireland	20/09/2023
Aisling Teillard	Kilkenny		Ireland	20/09/2023
Cathy Stephenson	Dublin		Ireland	20/09/2023
Jackie Higgins			Ireland	20/09/2023
Gloria O'Grady	Athlone		Ireland	20/09/2023
Ailbhe Kelly	Kilcoole		Ireland	20/09/2023
Olena Geleveria			Ireland	20/09/2023
Nicola Johnston			Ireland	20/09/2023
Lisa Gaynor	Wicklow		Ireland	20/09/2023
Annette Henshaw			Ireland	20/09/2023
Radu Godeanu	Dublin		Ireland	20/09/2023
Sinead Kirwan			Ireland	20/09/2023
Aoife Ryan	Dublin		Ireland	20/09/2023
Angela Rizzello	Dublin		Ireland	20/09/2023
Roisin Hennessy	wicklow		Ireland	20/09/2023
David Walsh			Ireland	20/09/2023
Marian Griffiths	Bromley England	BR7 5EL	UK	20/09/2023
Palash Somani	Dublin	324001	Ireland	20/09/2023
Davies Murphy Nina	Rathnew		Ireland	20/09/2023
Rose Maxwell	Wicklow	A67	Ireland	20/09/2023
Niamh Porter	Dublin		Ireland	20/09/2023
Angela Ford	Dublin		Ireland	20/09/2023
grainne kane	Wicklow		Ireland	20/09/2023
Rodora Nadurata			Ireland	20/09/2023
Millie Collard	Wicklow		Ireland	20/09/2023
John Franey	wicklow		Ireland	20/09/2023
Lisa Dockerill	Wicklow	heckmond	Ireland	20/09/2023
Stephen collard	Dublin		Ireland	20/09/2023
raymond carstairs			Ireland	20/09/2023
Michaela Corkish			Ireland	20/09/2023

Sharon Waldhe	Cardiff	Wales; Cyn CF11	UK	20/09/2023
Philip Smyth	Wicklow		Ireland	20/09/2023
Chris Evans	Wicklow		Ireland	20/09/2023
Tessie Curry			Ireland	20/09/2023
Katya Mealy	Wicklow		Ireland	20/09/2023
Roy Carthy			Ireland	20/09/2023
Rebecca Hollingsworth			Ireland	20/09/2023
Mark Kavanagh	Dublin	D02	Ireland	20/09/2023
Breda Byrne			Ireland	20/09/2023
HONGYING GAO			Ireland	20/09/2023
Ashling Aylward	Portlaoise		Ireland	20/09/2023
Matthew Doyle	Dublin		Ireland	20/09/2023
Mark Flynn			Ireland	20/09/2023
Alan Reid			Ireland	20/09/2023
Breiffni Doyle	Wicklow		Ireland	20/09/2023
Donna Cohen	Hauppauge New York	11788	US	20/09/2023
Charlie Phelan			Ireland	20/09/2023
OONAGH LEE	WIRRAL	England	ch458np	UK
Shane Foley			Ireland	20/09/2023
Eamonn Long	Dublin		Ireland	20/09/2023
Mairead Mc Carthy			Ireland	20/09/2023
Ellen Duffy	Dublin		Ireland	20/09/2023
Aileen O Sullivan	Donegal		Ireland	20/09/2023
Adrian O'Connor			Ireland	20/09/2023
Paula Hillman	Wicklow		Ireland	20/09/2023
Tom Spelman	Galway		Ireland	20/09/2023
Gareth Dicks			Ireland	20/09/2023
Aisling Mckenna	Rathmines		Ireland	20/09/2023
Carol Kelly	Meath		Ireland	20/09/2023
Patricia Rowland			Ireland	20/09/2023
Dee Nugent	Wicklow		Ireland	20/09/2023
Cathriona Murphy	Enniscorthy		Ireland	20/09/2023
Paula Fagan	Arklow		Ireland	20/09/2023
Shauna Harris Heavey			Ireland	20/09/2023
Rowena Kerr	Dublin		Ireland	20/09/2023
Lisa Jervis	Wicklow		Ireland	20/09/2023
Jim Forde	Macroom		Ireland	20/09/2023
Kim Healy	Wicklow	404	Ireland	20/09/2023
T Ryan	co wicklow		Ireland	20/09/2023
Lynn O'Shea	Wicklow		Ireland	20/09/2023
David Conroy	Wicklow		Ireland	20/09/2023
John Lavelle	Dublin		Netherland	20/09/2023
Sean Scanlon			Ireland	20/09/2023
Aoife Desmond	Dublin		Ireland	20/09/2023
Adrian Doherty			Ireland	20/09/2023
Rod Cunha	Bray		Ireland	20/09/2023
Ann Sinnott	Wicklow		Ireland	20/09/2023
Mary Daugherty	annapolis	21403	Ireland	20/09/2023
Magdalena Raven			Ireland	20/09/2023
Sylvia Bylicka	Dublin		Ireland	20/09/2023



Alex Hyland				Ireland	20/09/2023
Des Kelly				Ireland	20/09/2023
Stephen Moody				Ireland	20/09/2023
Aoife Kelliher	Wicklow			Ireland	20/09/2023
Claire Buckley				Ireland	20/09/2023
Felicity Flynn				Ireland	20/09/2023
Elaine Allen	Wicklow			Ireland	20/09/2023
Patrick Tyrrell	Dublin			Ireland	20/09/2023
Ella Dignam				Ireland	20/09/2023
Mike Byrne	Wicklow			Ireland	20/09/2023
Eileen Leonard				Ireland	20/09/2023
Craig Kiell	Iselin	New Jersey	8830	US	20/09/2023
Marta Lopushynska				Ireland	20/09/2023
Niamh Mac Gowan	Wicklow			Ireland	21/09/2023
Colette Mc Carron	wicklow			0 Ireland	21/09/2023
David Stockport	Wingate	England	TS28 5LA	UK	21/09/2023
Srijith Unni			683503	Ireland	21/09/2023
Leanne O Dowd	Wexford			Ireland	21/09/2023
David Murphy	Dublin			Ireland	21/09/2023
Katie Sexton	Dublin			Ireland	21/09/2023
Melissa Porter	Ardara			Ireland	21/09/2023
kathryn Jordan				Ireland	21/09/2023
Paul Burch	Dublin			Ireland	21/09/2023
Linda Murphy	Wicklow		xxx xxx	Ireland	21/09/2023
Emma Nolan	Bray			Ireland	21/09/2023
Simon O'Regan				Ireland	21/09/2023
Mary Keown O'Boyle	Donegal			Ireland	21/09/2023
Martina Ward	Donegal			Ireland	21/09/2023
Patricia O'Connor	Bettystown			Ireland	21/09/2023
William O flynn	Dublin			Ireland	21/09/2023
Rebecca French				Ireland	21/09/2023
Joan Browne	Wexford			Ireland	21/09/2023
Aaron Gregory	Wicklow			Ireland	21/09/2023
Joe Kavanagh	Wicklow			Ireland	21/09/2023
John Howes	Perth		6000	Ireland	21/09/2023
Marc Nolan	Dublin			Ireland	21/09/2023
Dermot Desmond	Wicklow			Ireland	21/09/2023
Alice Gibson				Ireland	21/09/2023
Varun Varghese				Ireland	21/09/2023
Evan Dwyer	Dublin			Ireland	21/09/2023
Sue Smith				Ireland	21/09/2023
Karen Franey				Ireland	21/09/2023
Vickie Branigan	Castlepollard			Ireland	21/09/2023
Maria Wilkinson				Ireland	21/09/2023
Allison Dowling				Ireland	21/09/2023
Rachel Fielding				Ireland	21/09/2023
Linda Raftery				Ireland	21/09/2023
Ben O Donnell	Dublin			Ireland	21/09/2023
Lorna Gaughran				Ireland	21/09/2023
Post SeparationAbuse				Ireland	21/09/2023

Gillian Dunne	Dublin		Ireland	21/09/2023
Rebecca Griffin	duleek		Ireland	21/09/2023
Stephen Reynolds	Dublin		Ireland	21/09/2023
Aidan Donlon	Dublin		Ireland	21/09/2023
Lorcan Cranitch	Dublin		Ireland	21/09/2023
Claire Egan			Ireland	21/09/2023
Veronica McGowan			Ireland	21/09/2023
John Byrne			Ireland	21/09/2023
Dave Stapleton	Wicklow		Ireland	21/09/2023
Taytay Sangi			Ireland	21/09/2023
Leonda Eglinton	wicklow		Ireland	21/09/2023
Louise Mc Nabb			Ireland	21/09/2023
Fiona wynne	Wicklow		Ireland	21/09/2023
Leona Battle	Sligo	6006	Ireland	21/09/2023
Jamie Nicolai			Ireland	21/09/2023
Jim Malone	Donabate	D02	Ireland	21/09/2023
James Dowling	Dublin		Ireland	21/09/2023
Rita O'Sullivan	Dublin	D02	Ireland	21/09/2023
Hazel McCarthy	Dublin		Ireland	21/09/2023
Agnieszka Legutko	Dublin		Ireland	21/09/2023
Jaime Brady	Portlaoise		Ireland	21/09/2023
Katie Long	Duesseldorf	40225	Germany	21/09/2023
Dara Cooney	Dublin	D02	Ireland	21/09/2023
Eileen Wildes			Ireland	21/09/2023
Sarah Thomas	Wicklow		Portugal	21/09/2023
Brian Desmond	Dublin		Ireland	21/09/2023
Seán Hall	Dundalk		Ireland	21/09/2023
Catherine Bouchier	Co Wicklow		Ireland	21/09/2023
Corina Dolan	Wicklow		Ireland	21/09/2023
Emma Kenny	Wexford		Ireland	21/09/2023
Lynn Hammond	Enniscorthy		Ireland	21/09/2023
Pravish Jayasundar	Wicklow		Ireland	21/09/2023
Sandra Higgins			Ireland	21/09/2023
Ciara O'Neill			Ireland	21/09/2023
Belinda Heywood	Wicklow	nana	Ireland	21/09/2023
George Horan			Ireland	21/09/2023
Sharon Roe	Dublin		Ireland	21/09/2023
Lucy Lucy McGilligan	Dublin		Ireland	21/09/2023
Lisa Fleming	Avoca, Wicklow	none	Ireland	21/09/2023
Betty Kelly	Gorey		Ireland	21/09/2023
Ray Ellis			Ireland	21/09/2023
Melissa dunne	Wicklow		Ireland	21/09/2023
Berni Murphy	ireland	ireland	Ireland	21/09/2023
John Langan			Ireland	21/09/2023
Mary Reynolds			Ireland	21/09/2023
Mary Foley	El Dorado Hills	95762	Ireland	21/09/2023
Amanda Kane			Ireland	21/09/2023
Sandra Russell			Ireland	21/09/2023
liz tomlin	Dublin		Ireland	21/09/2023
Cathy McLoughlin	Inniskeen		Ireland	21/09/2023

Frank Fox			Ireland	21/09/2023
Joan Byrne	Madrid	28082	Spain	21/09/2023
Dean Kinsella	Bray		Ireland	21/09/2023
Jacinta OGrady	Ennis		Ireland	21/09/2023
Ann Doyle	Wicklow		Ireland	21/09/2023
Natalia Wawrzyniak	Leeds	LS12	Ireland	22/09/2023
Jean Collard-Isemoto	Hilo	Hawaii	96720 US	22/09/2023
Zita Fitzgerald			Ireland	22/09/2023
Cj Nadurata			Ireland	22/09/2023
Dale Franey			Ireland	22/09/2023
Christine Doyle	Slough	SL1	UK	22/09/2023
Katie Fitzpatrick	Wicklow		Ireland	22/09/2023
David Redmond	Dublin		Ireland	22/09/2023
Jennifer Snell	Wicklow		Ireland	22/09/2023
Anthony McElwaine	Wicklow		Ireland	22/09/2023
Lisa Dickenson	Wicklow	Wicklow	Ireland	22/09/2023
Ciara Quinn	Dublin		Ireland	22/09/2023
Sophie Hynes			Ireland	22/09/2023
Peter Maguire			Ireland	22/09/2023
Yuliya Hrofman	Wicklow		Ireland	22/09/2023
Heinrich Hoffmann			Ireland	22/09/2023
Gavin Byrne	Newbridge		Ireland	22/09/2023
Adriana Stachera	Wicklow		Ireland	22/09/2023
Eamon Sweeney	Ashford		Ireland	22/09/2023
Derry Nairn	Newtownmountkennedy		Ireland	22/09/2023
susan Gallagher	wicklow		Ireland	22/09/2023
Carl Maycock	Mullingar		Ireland	22/09/2023
Daryl D'Art	Dublin		Ireland	22/09/2023
Brian Ronan	Dublin		Ireland	22/09/2023
Ciarán Moran	Dublin		Ireland	22/09/2023
elma murphy	co wicklow		Ireland	22/09/2023
Stephanie Gavin	Rathdrum	none	Ireland	22/09/2023
Jem Kavanagh	Wicklow		Ireland	22/09/2023
Vicky Kennedy	Townsville	4810	Australia	22/09/2023
Dianne Grimason	Belfast	Northern Ir BT16	UK	22/09/2023
Aoife Kerrigan	Dublin		Ireland	22/09/2023
Niamh Murphy	Wicklow	A67	Ireland	22/09/2023
Alexandra Gladkova			Ireland	22/09/2023
John Kerrigan	Detroit	Michigan	48202 US	22/09/2023
Richard Webb	Cambridge	CB2	UK	22/09/2023
Joanna Byrne	Dublin		Ireland	22/09/2023
Rachel Tutty			Ireland	22/09/2023
Katie Simpson	Wicklow		Ireland	22/09/2023
Michelle McCarthy	Wicklow		Ireland	22/09/2023
Robert Thompson	Carlow	NONE	Ireland	22/09/2023
Isaac Conway			Ireland	22/09/2023
Sara Kerrigan	Clinton Tov	Michigan	48035 US	22/09/2023
Joanna Wohlfarth	Medford	New York	11763 US	22/09/2023
Niamh Gallagher			Ireland	22/09/2023
Etain O Moore	Dublin		Ireland	22/09/2023

Emma White			Ireland	22/09/2023
Blathnaid Doyle			Ireland	22/09/2023
susanne oleary	Dublin		Ireland	22/09/2023
Bill Redmond	Dublin		Ireland	22/09/2023
Ben Prevo	Scituate	Massachus	2066 US	22/09/2023
Sandra Furlong	Co Dublin		Co Dublin Ireland	22/09/2023
Ashling Doyle			Ireland	22/09/2023
Les Martin	Wicklow		Ireland	22/09/2023
Andy Jameson	Wicklow town		Ireland	22/09/2023
Sinead Kelly			Ireland	22/09/2023
Daiva Jasiuniene	Longford		0 Ireland	22/09/2023
Eimear Tuite	Wicklow		Ireland	22/09/2023
Maria Byrne	Naas		Ireland	22/09/2023
Maura Daly	Cork		Ireland	22/09/2023
Stephen Cruise	Carlow		Ireland	22/09/2023
Jean O'Brien	Fort Williar	Scotland	PH33 UK	22/09/2023
Margaret Dickenson	Wicklow		Ireland	22/09/2023
jessica fox	Wicklow		Ireland	22/09/2023
Jude Keogh			Ireland	22/09/2023
Shane Murphy			Ireland	22/09/2023
Jane Cassidy	Nenagh		Ireland	22/09/2023
Elizabeth Fitzgerald			None Ireland	22/09/2023
Michael Collard	Naperville	Illinois	60563 US	22/09/2023
Ellsny Lawrence	Colton	California	92324 US	22/09/2023
Ian Clarke	Rathnew		Ireland	22/09/2023
Will Hamilton			Ireland	22/09/2023
Natasha Cantwell	Dublin		Ireland	23/09/2023
Jamesaa O'Brien	Ashford		Ireland	23/09/2023
Hugh Rafferty	Santa Mari	California	93455 US	23/09/2023
Bronwyn Gallagher	Enniscorthy		Ireland	23/09/2023
Dillon Doyle	Wicklow		Ireland	23/09/2023
Nick Kingston	Dublin		16 Ireland	23/09/2023
Mairead Dowling	Wicklow		Ireland	23/09/2023
Deirbhille Sweeney	Wicklow		A67 Ireland	23/09/2023
Jean-Luc Martinez	Combovin		26130 France	23/09/2023
Dee Vezirov			Ireland	23/09/2023
Rebecca Egan	Limerick		Ireland	23/09/2023
Helen Doherty	Lucan		K78 Ireland	23/09/2023
Dominic OHanlon	wicklow		Ireland	23/09/2023
Ann Wood	Wicklow		0 Ireland	23/09/2023
sandra obrien	Dublin		Ireland	23/09/2023
Brona Whelan			Ireland	23/09/2023
Deirdre Haskind	Wicklow		Ireland	23/09/2023
Anne Lambert			Ireland	23/09/2023
Sandra Kenny	Dublin		Ireland	23/09/2023
Bella jones			Ireland	24/09/2023
Aidan McWatt	Dublin		Ireland	24/09/2023
Geraldine Cassidy	Nenagh		Ireland	24/09/2023
Mark Baker			Ireland	24/09/2023
Owen Finn	Galway		Ireland	24/09/2023

Marcella Di Palo	Londonderry	UK	24/09/2023
Joe Flynn	Clare	Ireland	24/09/2023
Georgina Goulding	Cork	Ireland	24/09/2023
Angelica Romero		Ireland	24/09/2023
Łukasz Paluszkiwicz	Szczecin	Ireland	24/09/2023
Josephin Gillespie		Ireland	24/09/2023
Colm McGrory		Ireland	24/09/2023
Eileen Flynn	Laois	Ireland	24/09/2023
Brid Barrett	Letterkenny	Ireland	24/09/2023
Orla Stafford		Ireland	24/09/2023
Isabel Doyle	Wicklow	Ireland	24/09/2023
Mary Ryan		Ireland	24/09/2023
Sara Boggans	Dublin	Ireland	24/09/2023
Martina McAdam	Dublin	Ireland	24/09/2023
David Seagrave		Ireland	24/09/2023
Tracey Murphy		Ireland	24/09/2023
Aiste Audickaite	Dundalk	Ireland	24/09/2023
Roisin Carthy		Ireland	24/09/2023
Belinda Sanchez	Dublin	Ireland	24/09/2023
Patricia Keenan		Ireland	24/09/2023
Richard Fitzpatrick		Ireland	24/09/2023
michelle sheils	dublin	Ireland	24/09/2023
Gail Conaghan	Drumkeen	Ireland	24/09/2023
Brian O'Brien	Limerick	Ireland	24/09/2023
Sinead Howes	Dublin	Ireland	24/09/2023
Celia mcWatt	Ashford,Co. Wicklow	Ireland	24/09/2023
Larry Ade	Dublin	Ireland	24/09/2023
Katie Jo Walker		Ireland	24/09/2023
Ruth Shanahan		Ireland	24/09/2023
Emer Reilly	Dublin	Ireland	24/09/2023
Eileen Prendergast	Wicklow	Ireland	24/09/2023
Christopher Woolven	Drogheda	Ireland	24/09/2023
Sam Messitt	Wicklow	A67	Ireland 24/09/2023
Mary Langtry	Burlington	L7L1M6	Canada 24/09/2023
Dimakatso salathiel Tladi	Dublin		Ireland 25/09/2023
Sara Turner	Dublin		Ireland 25/09/2023
Lisa Callanan	Galway		Ireland 25/09/2023
Caron Ryan			Ireland 25/09/2023
Amy Moules O'Flaherty			Ireland 25/09/2023
Siobhán Ní Ghallchóir	Dublin		Ireland 25/09/2023
John Paul Gallagher	Dublin		Ireland 25/09/2023
Jennifer Hopkins (Higgins)			Ireland 25/09/2023
Shane Fitzgerald			Ireland 25/09/2023
Brenda Byrne			Ireland 25/09/2023
Chi Ming Cheung			Ireland 25/09/2023
Oana Moisa			Ireland 25/09/2023
Frances Spillane			Ireland 25/09/2023
Christine Collard	Dublin		Ireland 25/09/2023
Lynda Mcgettigan	Dublin		Ireland 25/09/2023
Andrea Anderson			Ireland 25/09/2023

Mphoyaone orget Keadile	Dublin		Ireland	25/09/2023
James Griffin			Ireland	25/09/2023
Constanze O'Toole	Dublin		Ireland	25/09/2023
Lisa Devlin	Walsall	Ws99bs	Ireland	25/09/2023
Chris Daly	Wicklow	Wicklow	Ireland	25/09/2023
Liz Ruth			Ireland	25/09/2023
Debbie Griffin	Wicklow		Ireland	25/09/2023
Ciara Kelly	Dublin		Ireland	25/09/2023
Martha Rakwadi	Dublin		Ireland	25/09/2023
Carlos Gouveia	Dublin	D02	Ireland	25/09/2023
Lisa Heffernan	Rathnew		Ireland	25/09/2023
Theresa Breslin	Galway		Ireland	25/09/2023
Harriet Kats	Dublin		Ireland	25/09/2023
Neil Numb	Berlin	10564	Germany	25/09/2023
Rob Rooney	Dublin	89101	Ireland	25/09/2023
Deirdre O Dwyer	Wicklow		Ireland	25/09/2023
Samantha Hollingsworth			Ireland	25/09/2023
Emma Wrafter	Wicklow		Ireland	25/09/2023
Anna McGettigan	Dublin	404	Ireland	25/09/2023
Ava Doyle			Ireland	25/09/2023
Lorraine Porter	Wicklow		Ireland	25/09/2023
Sandra Paluszkiwicz			Ireland	26/09/2023
Amy Spain	Dublin		Ireland	26/09/2023
Noelle Gibbons	Claremorris		Ireland	26/09/2023
CORCORAN LISA	Aylesbury	England HP20	UK	26/09/2023
Lisa McKenna	Wicklow		Ireland	26/09/2023
Denis Hehir	Dublin		Ireland	26/09/2023
Vanessa Jameson	Wicklow		Ireland	26/09/2023
Tricia Byrne			Ireland	26/09/2023
James Sheil			Ireland	26/09/2023
Sarah Mathieson			Ireland	26/09/2023
Niamh Flanagan	Dublin		Ireland	26/09/2023
Laura Murphy			Ireland	26/09/2023
Ian Merrigan	Dublin		Ireland	26/09/2023
Sean Deeney			Ireland	26/09/2023
Carmel Gleeson			Ireland	26/09/2023
Niall Deeney	Islington	EC4P	UK	26/09/2023
Barbara McGraynor	Dublin		Ireland	26/09/2023
Katie Hunter	Wicklow	353	Ireland	26/09/2023
Caroline Beckett	Dublin		Ireland	26/09/2023
Meadhbh Deeney	Adelaide	5000	Australia	26/09/2023
Maria Klement			Ireland	26/09/2023
Moira Reilly	Wicklow		Ireland	26/09/2023
Mary O Toole			Ireland	26/09/2023
David Colfer			Ireland	26/09/2023
Sean O Connor	Dublin		Ireland	26/09/2023
Frances Ranzetta	Wicklow Town	LE11 2AA	Ireland	26/09/2023
Cynthia Plummer	Dublin		Ireland	26/09/2023
Helen O'brien			Ireland	26/09/2023
Mary Doyle	Wicklow		Ireland	26/09/2023

Iva Hruskova			Ireland	26/09/2023
Claire Doherty			Ireland	27/09/2023
Paul White	wicklow	404	Ireland	27/09/2023
Mary Fitzsimons	wicklow	0	Ireland	27/09/2023
Niall Travers	Baltinglass		Ireland	27/09/2023
Mags Quinn			Ireland	27/09/2023
Aoife Ni Mhurchu	Dublin		Ireland	27/09/2023
Kristyna Alessandrini	Dublin		Ireland	27/09/2023
Aoife Shannon			Ireland	27/09/2023
Samantha Clohessy	Islington	EC4P	UK	27/09/2023
Conor O'Donovan	Dublin		Ireland	27/09/2023
Cormac Byrne			Portugal	27/09/2023
Mary Byrne			Ireland	27/09/2023
donna kinsella	tallaght	123	Ireland	27/09/2023
Thomas Clancy			Ireland	27/09/2023
Eileen Byrne			Ireland	27/09/2023
Caitlín Franey	Dublin	D02	Ireland	27/09/2023
Noel Loughnane			Ireland	27/09/2023
Tara Daly	Wicklow		Ireland	27/09/2023
Lynda Jordan			Ireland	27/09/2023
julia musial			Ireland	27/09/2023
Kevin Keegan			Ireland	27/09/2023
mary gavin	Wicklow	A67	Ireland	27/09/2023
Sean Lowther	Rathnew	2617	Ireland	27/09/2023
Moira O'Hara	Dublin		Ireland	27/09/2023
Thomas Kearns			Ireland	27/09/2023
Hollie Goulding	Wicklow		Ireland	27/09/2023
Simona-Elena Barbu			Ireland	27/09/2023
Wayne Clare			Ireland	27/09/2023
Debbie Lavelle			Ireland	27/09/2023
Tamar Lawlor			Ireland	27/09/2023
John Tully			Ireland	27/09/2023
Frank Nkemjika			Ireland	27/09/2023
Grace Clifford			Ireland	27/09/2023
Elizabeth Dunne			Ireland	27/09/2023
Noel Flynn			Ireland	27/09/2023
Mary O'Brien			Ireland	27/09/2023
John Power	Sydney	2000	Australia	27/09/2023
Shane Brennan			Ireland	27/09/2023
Shaun Humby	Toronto	M6B	Canada	28/09/2023
Donatas Urbonavicius	London	EC4R	UK	28/09/2023
Derek McMullen	Enfield		Ireland	28/09/2023
Abbygale Donaldson			Ireland	28/09/2023
Berna Purcell <sup>9</sup>	Dublin		Ireland	28/09/2023
Oisin Boyd	Ennis		Ireland	28/09/2023
Antoinette Berigan	Dublin		Ireland	28/09/2023
Catherine Rollo			Ireland	28/09/2023
Grace Brady	Dublin		Ireland	28/09/2023
Giuseppe Meloni	Dublin		Ireland	28/09/2023
Melissa Dodrill	Dublin		Ireland	28/09/2023

Amy Ber			Ireland	28/09/2023
Ness O	Dublin	8730	Ireland	28/09/2023
Aedamar Cassidy	Dublin		Ireland	28/09/2023
Joanna Hamilton	Wicklow Town		Ireland	28/09/2023
Colin Mccooy			Ireland	28/09/2023
G T	Wicklow		Ireland	28/09/2023
Zenebe Leake			Ireland	28/09/2023
Frank McNamee	Wexford		Ireland	28/09/2023
Michael Kenny	Dublin		Ireland	28/09/2023
Jody Purdy	Rathnew		Ireland	28/09/2023
Greg Long	Cork		Ireland	28/09/2023
Brenda Gibney	Drogheda	A92	Ireland	28/09/2023
Roisa Fleming	Dublin	D02	Ireland	28/09/2023
Noeleen Ellis			Ireland	28/09/2023
Rachel Kendrick	Dublin		Ireland	28/09/2023
Lorena Zanoni	dublin	7	Ireland	28/09/2023
Hugh Harkin	Wicklow		Ireland	28/09/2023
Edel Levins	Greystones		Ireland	28/09/2023
Liz Drummond	Wicklow		Ireland	28/09/2023
Patricia Edgeworth	Drogheda		Ireland	28/09/2023
Noeleen O'Gorman			Ireland	29/09/2023
Patricia Thomas			Ireland	29/09/2023
Suzanne Hogan	Dublin	D02	Ireland	29/09/2023
Jackie Coffey			Ireland	29/09/2023
Martina Moran	Dublin	94025	Ireland	29/09/2023
helen mcbride	WicklowB		Ireland	29/09/2023
Jason Maguire	Dublin	D02	Ireland	29/09/2023
Aubrey Quinn			Ireland	29/09/2023
Jean Nolan	Dublin		Ireland	29/09/2023
Graham Clarke	Rathnew	Wicklow	Ireland	29/09/2023
Catherine Hickey			Ireland	29/09/2023
Martin Byrne			Ireland	29/09/2023
Carol Kane			Ireland	29/09/2023
Laura Driver	wicklow		Ireland	29/09/2023
Jurij Dubrovskij			Ireland	29/09/2023
margaret kearney	Kildare		Ireland	29/09/2023
Stella Lanigan			Ireland	29/09/2023
Jennie Teevan	Wicklow	0	Ireland	29/09/2023
Sandra O'sullivan			Ireland	30/09/2023
Jane O'Neill	Rathnew		Ireland	30/09/2023
Louise O'REILLY	Dunshaughlin		Ireland	30/09/2023
Catherine Smith			Ireland	30/09/2023
Joseph Kavanagh			Ireland	30/09/2023
Lily Sheehan			Ireland	30/09/2023
Diana Walsh	Waterford		Ireland	30/09/2023
Enda Larkin	Bray	Ireland	Ireland	30/09/2023
Aidan Tinsley			Ireland	30/09/2023
Natasha Cuddihy			Ireland	30/09/2023
Amy Hayward	Dublin		Ireland	30/09/2023
Veronica Byrne	Co.Wicklow		Ireland	30/09/2023



Sharon Kenny	Arklow		Ireland	30/09/2023
cormac byrne			Ireland	30/09/2023
Veronica BYRNE			Ireland	30/09/2023
John Keane			Ireland	30/09/2023
Jenny McAuley			Ireland	30/09/2023
Orla Tobin	Wicklow		Ireland	30/09/2023
Charles Mitchell	Dublin		Ireland	30/09/2023
Niall Murphy	Bray		Ireland	30/09/2023
Will Sullivan	Orpington	BR6	UK	30/09/2023
Frost Ciara			Ireland	30/09/2023
Saorla Hartley			Ireland	30/09/2023
Brenda Hartley	Waterford		Ireland	30/09/2023
Joan Handrick	New Ross	Y34	Ireland	30/09/2023
Bill Williams	Rochdale	England	OL12 7TR	UK
Anne-Marie Meakin	Wicklow		0	Ireland
Ivan O'Loingsigh	Dublin			Ireland
Rebecca Santos	Ballinaclesh			Ireland
Emma McAuley	Lucan	Co Dublin		Ireland
Tracey Martin	Dublin			Ireland
Yvonne Conway	Dublin			Ireland
Silvia Ortega Moyano				Ireland
Mark Blackbyrne	Ashford		0	Ireland
Sandra Lawlor	Dublin			Ireland
Rosario Burke				Ireland
Levke Blaas	Athens			Greece
Caroline Seabrook				Ireland
Klaudia Michalowska				Ireland
Jason Carey				Ireland
Jade Connolly	Hacketstown			Ireland
Stephen Hegarty	Wicklow			Ireland
Val Theobald	Wicklow			Ireland
Kristina Vesselko	Wicklow			Ireland
Roisin Fitzgerald				Ireland
Roseanna Doherty	Monaghan			Ireland
Yvonne O'Neill				Ireland
Richard Iveson	Wicklow			Ireland
Katie Wolahan	Dublin			Ireland
Jenny Sykes	Dublin			Ireland
Justine Emoe	Dublin		7	Ireland
Deirdre Mc Grath	Galway	123456		Ireland
Alan McGrane	Waterloo	50703		Ireland
Gillian Nicolai	Wicklow			Ireland
S Poveda	Greystones			Ireland
Angelica Cucharec				Romania
Niamh Smith				Ireland
Rachel Rasmussen				Ireland
Katie Campbell	Wicklow			Ireland
Fiona Byrne				Ireland
Murt OBrien	wicklow			Ireland
Les Kennedy				Ireland

Emer Rogers	Dublin		Ireland	02/10/2023
Niamh Rogers	Wicklow		O Ireland	02/10/2023
Linda Barry			Ireland	02/10/2023
Maeve Rogers	Dublin		Ireland	02/10/2023
Patricia Molloy			Ireland	02/10/2023
Una Maguire Mullin	Cork		Ireland	02/10/2023
Lucia Nicolai	Wicklow		Ireland	02/10/2023
Lily Delamere			Ireland	02/10/2023
David Kennedy	Wicklow		Ireland	03/10/2023
Helen McMahon	Dublin		Ireland	03/10/2023
Daniel Cotter Quirke			Ireland	03/10/2023
Sipiwe Dzingwe			Ireland	03/10/2023
Brigadier General Rev John P Brennan	Sligo City		Ireland	03/10/2023
Billy Griffiths			Ireland	03/10/2023
Laura Hook			Ireland	03/10/2023
Sonja Waters	Dublin		Ireland	03/10/2023
Eileen Horan			Ireland	03/10/2023
Alexandra Ellis	Rathnew		Ireland	03/10/2023
Margaret Duignan	Dublin		Ireland	03/10/2023
Jean Anderson			Ireland	03/10/2023
Donald Sheane	Wicklow		Ireland	03/10/2023
Shauna Twomey	Cork		Ireland	03/10/2023
Lilliana Middleton			Ireland	03/10/2023
Susan Harrison	Wicklow		Ireland	03/10/2023
Freda Keenan	Dublin	none	Ireland	03/10/2023
Anthony McIntyre	Derry	BT48 8BX	Ireland	03/10/2023
Sharon Whooley	Bandon		Ireland	03/10/2023
Conor P McGuire	Wicklow		Ireland	04/10/2023
Shauna Kelly	Dublin		Ireland	04/10/2023
Michael Kirwan	Dublin	D02	Ireland	04/10/2023
Catherine Symes			Ireland	04/10/2023
Pauline Kavanagh	Wicklow		Ireland	04/10/2023
cora pocock	Dublin		Ireland	04/10/2023
Gareth Edwards			Ireland	05/10/2023
Finn Mooney	bray		Ireland	05/10/2023
Tom Gelletlie	Newrath Bridge		Ireland	05/10/2023
Keith Gerreyn			Sri Lanka	05/10/2023
Joseph Carton			Ireland	05/10/2023
Titi Hurduc			Ireland	05/10/2023
Eugenia Hurduc	Wicklow		Ireland	05/10/2023
Alex Hurduc	Dublin		Ireland	05/10/2023
Peter Joyce			Ireland	05/10/2023
Murt O'REILLY			Ireland	05/10/2023
Maureen Bolt			Ireland	06/10/2023
Shatha Aljohmani	Dublin	D02	Ireland	06/10/2023
Ivana Papeschova			Ireland	06/10/2023
Katerina Kozusnikova			Ireland	06/10/2023
Jennifer Tymlin	Wicklow		Ireland	06/10/2023
Ilona Matulionyte			Ireland	06/10/2023
Irena Liaukuviene	wicklow	wicklow	Ireland	06/10/2023

Amanda Rickard	Wicklow	ROI	Ireland	06/10/2023
Lioara Morar			Ireland	06/10/2023
Bernard Tymlin	Wicklow		Ireland	07/10/2023
Myles Moody			Ireland	07/10/2023
Chloe Quinn	Dublin		Ireland	07/10/2023
Jamie Duffy			Ireland	07/10/2023
Jack Smith			Ireland	07/10/2023
Aleksandra Bartuzi	Dublin		Ireland	08/10/2023
wayne hemstead			Ireland	08/10/2023
Wayne Kelly	Dublin		Ireland	08/10/2023
Fred Jacks			Ireland	08/10/2023
Eddie Mernagh	wicklow		Ireland	08/10/2023
Áine Nolan			Ireland	08/10/2023
Kalvin Ferry			Ireland	08/10/2023
Darragh Fitzsimons			Ireland	08/10/2023
William Burke	Dublin		Ireland	08/10/2023
Jonathan Lyons	Mayo		Ireland	09/10/2023
Stopthemobvote Mojang			Ireland	09/10/2023
Tanya OBrien			Ireland	09/10/2023
Beatrice Hurduc			Ireland	09/10/2023
des mooney			Ireland	09/10/2023
Miriam Watchorn	Wicklow		Ireland	09/10/2023
Sandra Heffernan	Glenealy		Ireland	09/10/2023
Lia Wallace	Dublin		Ireland	09/10/2023
Ruth Pender			Ireland	09/10/2023
Catherine Kenny			Ireland	09/10/2023
Celine Twomey	Wicklow		Ireland	09/10/2023
Margo Fleming			Ireland	09/10/2023
Mark Brennan	Up Holland England	WN8 OEP	UK	09/10/2023
Ann O keane	Dublin		Ireland	09/10/2023
Donna Connolly	Wicklow		1 Ireland	10/10/2023
Rachel Watchorn	Dublin	D15	Cyprus	10/10/2023
Margaret Davis	Wicklow Town		Ireland	10/10/2023
Marie O Dowd	Roscommon		Ireland	10/10/2023
Jonathan Pender			Ireland	10/10/2023
Sinead O'Brine			Ireland	10/10/2023
Chloe Sheridan			Ireland	11/10/2023
Anna Murray			Ireland	11/10/2023
dave tracey	Dublin	D02	Ireland	11/10/2023
Diya Abraham			Ireland	11/10/2023
Gemma Crowley	N/A		Ireland	11/10/2023
Sonia Draper	Bray		Ireland	11/10/2023
David Lang	Dublin	D02	Ireland	11/10/2023
Fiona Kiely	Tipperary		Ireland	11/10/2023
Des Kennedy	Mullingar		Ireland	11/10/2023
Ella Mckenna	Dublin		Ireland	11/10/2023
Annamaria Svinciakova			Ireland	11/10/2023
Ellen O Grady			Ireland	11/10/2023
Caron McDermott	Bailiborough		Ireland	11/10/2023
Cayisha Graham			Ireland	11/10/2023

Jonathan White	Galway		Ireland	11/10/2023
Eileen Murphy	Wicklow		Ireland	11/10/2023
Andrew Sheppard	Gorey, County Wexfor	None	Ireland	11/10/2023
Patrick Mckenna			Ireland	12/10/2023
Tristan Shiels	Dublin		Ireland	12/10/2023
Stella farrell	Dublin		Ireland	12/10/2023
Teresa Dignam	Greystones		Ireland	12/10/2023
Mary Cregg	Dublin		Ireland	12/10/2023
Louise Trueman	Co. Leitrim, Ireland		Ireland	12/10/2023
Szilvia Toth			Ireland	12/10/2023
Moya Silke	Dublin		Ireland	13/10/2023
Никита Самойленко			Ireland	13/10/2023
liticia varela			Ireland	13/10/2023
Cody Starrs			Ireland	13/10/2023
Cyan Warnock	Dublin		Ireland	13/10/2023
Nicole Connolly	Bray		0 Ireland	13/10/2023
Jay Egan	Dublin	D02	Ireland	13/10/2023
Stephen Gallagher	Dublin		Ireland	13/10/2023
Karen Gallagher			Ireland	13/10/2023
Silvio S	Bray	A98	Ireland	13/10/2023
GRA wells	Wicklow		Ireland	13/10/2023
Maria Gallagher			Ireland	13/10/2023
Antonin Galleau	Nantes	44000	France	13/10/2023
Cliona Campbell	Dublin		Ireland	13/10/2023
Zara Geraghty	Navan		Ireland	13/10/2023
Siobhan O'Sullivan	Dublin		Ireland	14/10/2023
John Glynn	Dublin		Ireland	14/10/2023
Sinéad Nic Ghearailt			Ireland	14/10/2023
nathan nathan			Ireland	14/10/2023
Sarah Holmes	Newcastle		Ireland	14/10/2023
Joan Jones	Greystones		Ireland	14/10/2023
Julia Anderson			Ireland	14/10/2023
Ella Henry			Ireland	14/10/2023
Saragh Ward	Dublin		Ireland	14/10/2023
Laura McGonigal	Wicklow Town	NW66HH	Ireland	15/10/2023
phil murtagh	wicklow		Ireland	15/10/2023
Kate Merrigan	Wicklow	A67	Ireland	15/10/2023
Katya Yurukova	Dublin		Ireland	17/10/2023
Maryan Saad	Dublin		Ireland	17/10/2023
Notis Kyrimlidis			Ireland	18/10/2023
Peter Burrows	Wicklow		Ireland	18/10/2023
Annette Mooney	Dublin 18	D 18	Ireland	18/10/2023
Eamonn McGettigan			Ireland	19/10/2023
Alex Doyle			Ireland	19/10/2023
Rubab Zahra	Dublin		Ireland	19/10/2023
Sandra Fitzgerald			Ireland	19/10/2023
Lily Little	Cork		Ireland	19/10/2023
Kevin Manning	London	Ub69ab	Ireland	20/10/2023
Rachael leonard			Ireland	20/10/2023
Rachel Moynihan			Ireland	20/10/2023

Bernie Gillespie	Wicklow		Ireland	20/10/2023
Paul Lynch			Ireland	20/10/2023
Pat Carey	Dublin		Ireland	20/10/2023
Clare O'Nolan	Glenealy		Ireland	20/10/2023
Ian mulholland	Roundwood		Ireland	20/10/2023
Dilia Eckert	Hockenheim	68766	Germany	20/10/2023
Rachel Van de Kemp	Wicklow	404	Ireland	21/10/2023
Berni Maycock	Mullingar		Ireland	21/10/2023
Bernadette O connor			Ireland	21/10/2023
Jennifer Walsh	Dublin		Ireland	21/10/2023
Andre Rafter			Ireland	21/10/2023
Gina Kelly	Rathnew	M33 5qn	Ireland	21/10/2023
Giuseppe Belladone	Dublin		Ireland	21/10/2023
Rachel Haslam	Dublin		Ireland	21/10/2023
Sophie Taylor			Ireland	21/10/2023
Triona Walsh	Athlone		Ireland	21/10/2023
Kevin Conway			Ireland	22/10/2023
Robert Collier	Ashford		Ireland	22/10/2023
Max .			Ireland	22/10/2023
Mercy Adeyemi	Navan		Ireland	23/10/2023
Issam ABID			Ireland	23/10/2023
Martina Payne	Dublin		Ireland	23/10/2023
Tom Gallagher	Dublin		Ireland	23/10/2023
Malgorzata Gomola			Ireland	23/10/2023
Annette Lacey			Ireland	24/10/2023
John Nolan	wicklow		Ireland	25/10/2023
Patricia Dormer	Dublin		Ireland	29/10/2023
Rebeka Gemmell			Ireland	07/11/2023
Moritz Höfeld	Ashford	50827	Ireland	11/11/2023
Penny Philips			Ireland	18/11/2023
Dalton Philips			Ireland	19/11/2023
Libby Kirby			Ireland	08/02/2024
Cathrine Nem			Ireland	08/02/2024
Ellie Bourke	Limerick		Ireland	08/02/2024
Emma Kelly Wrigley			Ireland	08/02/2024
Michelle O Connell	Cork		Ireland	08/02/2024
Michael Nielsen	Wicklow		Ireland	09/02/2024
Paul Rabbitt			Ireland	09/02/2024

# SAVE RATHNEW'S TINAKILLY

## PETITION

We oppose the large-scale development of the four-story apartment blocks and houses at Tinakilly, Rathnew. If granted will restrict access for the community to and from the lake and the natural surrounding areas via Tinakilly Avenue.

	NAME PLEASE PRINT	SIGNATURE	RESIDENCE
1	Bridget Francey	Bridget Francey	49 Ballybeg, Rathnew
2			
3	MARY BYRNE	Mary Byrne.	19. Carrig Court.
4	Michael Byrne	Mick Byrne	19. Carrig Court.
5	Rutha Kalso	RUTH-ANN KALSO	15 Breenhall Court
6	MARTIN COWE	Martin Cowe	" " "
7	Laurence Doyle	L Doyle	Ballybeg,
8	Mary Doyle	<del>Mary Doyle</del>	Ballybeg
9	Marie Dunne	Marie Dunne	Wicklow Town.
10	GERALD Killeen	Gael Killeen	4 Carrig Court
11	Shirley Duff	Shirley Duff	10 Carrig Court
12	Ann Power	Ann Power	10 Carrig Court
13	Rabie Harris	<del>Rabie Harris</del>	11 Carrig Court
14	Alisha Harris	Alisha	11 Carrig Court
15	Fisban Harris	Fisban	11 Carrig Court
16	Harris Ali	Wahki	11 Carrig Court
17	Bernie Campbell		14 Carrig Court
18	Mick Campbell		14 Carrig Court
19	Maria Byrne		21 Carrig Court
20	Bridget Byrne		21 Carrig Court

Meeting every Tuesday evening 7.00pm,  
Tinakilly Avenue entrance.

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## PETITION

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	NAME PLEASE PRINT	SIGNATURE	RESIDENCE
1	David Lacey	David Lacey	21 Carrig Court
2	Jonathan Byrne	Jonathan Byrne	21 Carrig Court
3	Ross Buchanan	Ross Buchanan	22 Carrig Court
4	Robert Byrne	Robert Byrne	18 Carrig Court
5	Robert J Byrne	Robert Byrne	18 Carrig Court
6	Noel Devlin	N. Devlin	Carrig Court
7	EMMA GOULDING	E Goulding	Carrig Court
8	AIDAN GOULDING	A Goulding	Carrig Court
9	HOLLIE GOULDING	H Goulding	Carrig Court
10	SHANNON GOULDING	S Goulding	Carrig Court
11	James Helligsworth	J Helligsworth	Carrig Court
12	Christine Fitz	C Fitz	Carrig Court
13	Debbie Helligsworth	Debbie Helligsworth	Carrig Court
14	Jim Helligsworth	Jim Helligsworth	Carrig Court
15	Louise Helligsworth	Louise Helligsworth	Carrig Court
16	Stacey Helligsworth	Stacey Helligsworth	Carrig Court
17	ANNA KOWALSKI	Anna Kowalski	Carrig Court
18	OLIVER KOWALSKI	Oliver Kowalski	Carrig Court
19	Ben Kelly	Ben Kelly	Carrig Court
20	Louise Kelly	Louise Kelly	Carrig Court

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## PETITION

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	NAME PLEASE PRINT	SIGNATURE	RESIDENCE
1	PATRICK MURPHY	PATRICK	32 CARRIG COURT
2	AMANDA DOYLE	Amanda Doyle	CARRIG COURT
3	TER MAGUIRE	TER MAGUIRE	CARRIG COURT
4	DEE MAGUIRE	DEE MAGUIRE	CARRIG COURT
5	TOEI MAGUIRE	TOEI MAGUIRE	CARRIG COURT
6	DAVID CREA	DAVID CREA	CARRIG COURT
7	CATHERINE CREA	CATHERINE CREA	CARRIG COURT
8	PETER KENNEDY	BARBARA KENNEDY	38 CARRIG COURT
9	JULIE BUTLER	JULIE BUTLER	SEANEN HILLS
10	ANTHONY BUTLER	ANTHONY BUTLER	SEANEN HILLS
11	NUALA DOYLE	NUALA DOYLE	GLENEDEY
12	DECLAN DOYLE	DECLAN DOYLE	GLENEDEY
13	TOMASZ BRADY	TOMASZ BRADY	RATHNEW
14	PAUL BRADY	PAUL BRADY	RATHNEW
15	SCOTT BRADY	SCOTT BRADY	RATHNEW
16	NICKY BUCK	NICKY BUCK	RATHNEW
17	SARANTHA BUCK	SARANTHA BUCK	RATHNEW
18	TAYLOR BRADY	TAYLOR BRADY	RATHNEW
19	CATHERINE DOYLE	CATHERINE DOYLE	RATHNEW
20	FRANKIE DOYLE	FRANKIE DOYLE	RATHNEW




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	NAME PLEASE PRINT	SIGNATURE	RESIDENCE
1	SEAN DOYLE	S. Doyle.	25 MERRYMEETINGS RATHNEW.
2	FIONA DOYLE.	F. Doyle.	25 " " "
3	Thomás Colectin	Thomás Colectin	2 CYNTHIA COURT
4	Ronan Woodcock	Ronan Woodcock	15 Carrig Court
5	Laura Woodcock	Laura Woodcock	15 Carrig Court.
6	I. Doyle	Jim Day	Carrig Court
7	Stephen Doyle		Carrig Court
8	Paul Doyle		Carrig Court
9	Shauna Doyle		Carrig Court
10	Johnny Murphy	Johnny Murphy	Seaview Heights
11	Mary Murphy	Mary Murphy	" "
12	John Murphy	John Murphy	" "
13	Patricia	Patricia	" "
14	Robbie Murphy	R. Murphy	" "
15	Ann Ralph		
16	John Ralph.		
17	Jonathan Ralph		
18	James Ralph		
19	Jenny Ralph.		
20	RITA HUNTER	Ruth Hunter	Seaview Heights

Meeting every Tuesday evening 7.00pm,  
Tinakilly Avenue entrance.

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## PETITION

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	NAME PLEASE PRINT	SIGNATURE	RESIDENCE
1	Cory Davlin	Cory Davlin	
2	Josie Moorehouse	Josie Moorehouse	
3	Billy Moorehouse	Billy Moorehouse	
4	William Moorehouse	William Moorehouse	
5	Jeremiah Moorehouse	Jeremiah Moorehouse	
6	David MacDonald	David MacDonald	
7	Teresa Elliott	Teresa Elliott	
8	Brendan Elliott	Brendan Elliott	
9	Tony Elliott	Tony Elliott	
10	Paul Elliott	Paul Elliott	
11	Zoe Elliott	Zoe Elliott	
12	Annamarie Elliott	Annamarie Elliott	
13	Louise Hughes	Louise Hughes	
14	Willie Fitzpatrick	Willie Fitzpatrick	
15	Jeanne Coethy	Jeanne Coethy	
16	Lade Kitten	Lade Kitten	
17	Nicole Connolly	Nicole Connolly	
18	Stephanie Connolly	S Connolly	
19	Sarah Hunter	S.H	
20	Niall Watters	NIALL WATTERS	
	Bernice Watters	Bernice Watters	

Meeting every Tuesday evening 7.00pm,  
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	NAME PLEASE PRINT	SIGNATURE	RESIDENCE
1	Seán Conner	Seán Conner	
2	Dan	D. Conner	
3	Pat Hunter	Pat Hunter	
4		Claire Hunter	
5	Steven Nolan	Steven Nolan	
6	Pea Peake	Pea Peake	
7	Katie Hunter	Pat Hunter	
8	Mark Kelly	Mark Kelly	
9	Joanne Coely	Joanne Coely	
10	Dobbie Dunne		
11	Karen Walsh	K. Walsh	
12	Eddie Coster	E. Coster	
13	THOMASINA	THOMASINA Morehouse	
14	Sinead Kavanagh	Sinead Kavanagh	
15	Kenny Kavanagh	Kenny Kavanagh	
16	Ryan Kavanagh	Ryan Kavanagh	
17	James Kavanagh	James Kavanagh	
18	Gillian O'Neill	Gillian O'Neill	
19	Rob O'Neill	Rob O'Neill	
20	Kyle Deolra	Kyle Deolra	

Meeting every Tuesday evening 7.00pm,  
Tinakilly Avenue entrance.

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## PETITION

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	NAME PLEASE PRINT	SIGNATURE	RESIDENCE
1		Jack Hayden	
2		Maya Holohan	
3		Craig Joseph	
4		John Hunter	
5		Jamie Nolan	
6		DAVID B	
7	FIONNuala SNELL	Fionnuala Snell	
8	Caroline Snell	Caroline Snell	
9	GERARD SNELL	Gerard Snell	
10	Lisa McHugh	Lisa McHugh	
11	Carlos O'Brien		
12	BRANDON KNOWLES BK		
13	LINDA BYRNE WMP		
14	Manny Munter		
15	Audrey Morley		
16	Lough Cosgan	Codi Douglas	
17	Karen Grant		
18	Ger Doyle		
19	Sinead Cosgan		
20	Stacy	Stacy	

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	NAME PLEASE PRINT	SIGNATURE	RESIDENCE
1	Audrey Power	<i>Audrey Power</i>	<i>[Signature]</i>
2	Guera Kell	<i>[Signature]</i>	<i>[Signature]</i>
3	Emma Caudry	<i>[Signature]</i>	<i>[Signature]</i>
4	Mary Douglas	<i>[Signature]</i>	<i>[Signature]</i>
5	Jane Harney	<i>[Signature]</i>	<i>[Signature]</i>
6	MARY KELLY	<i>[Signature]</i>	<i>[Signature]</i>
7	A. O. Sullivan	<i>[Signature]</i>	<i>[Signature]</i>
8	Ellen O'Brien	<i>[Signature]</i>	<i>[Signature]</i>
9	Lorraine Flynn	<i>[Signature]</i>	<i>[Signature]</i>
10	Sharon Anderson	<i>[Signature]</i>	<i>[Signature]</i>
11	VERONICA	<i>[Signature]</i>	<i>[Signature]</i>
12	Sean Kennedy	<i>[Signature]</i>	<i>[Signature]</i>
13	TIFFANY	<i>[Signature]</i>	<i>[Signature]</i>
14	ANGELINA COSTER	<i>[Signature]</i>	<i>[Signature]</i>
15	NIKITA	<i>[Signature]</i>	<i>[Signature]</i>
16	Shela Browne	<i>[Signature]</i>	<i>[Signature]</i>
17	Rose	<i>[Signature]</i>	<i>[Signature]</i>
18	Over Sharon	<i>[Signature]</i>	<i>[Signature]</i>
19	Verity Coster	<i>[Signature]</i>	<i>[Signature]</i>
20	Brenda Jane Breen	<i>[Signature]</i>	<i>[Signature]</i>

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	NAME PLEASE PRINT	SIGNATURE	RESIDENCE
1	Susan Murphy	[Signature]	Rathnew
2	Bethie Conry	[Signature]	Rathnew
3	SOPHIE PATRICK	John Barnes	Rathnew
4	Darragh Clark	[Signature]	Rathnew
5	DAVID DUFFY	[Signature]	RATHNEW
6	Ulla	[Signature]	Rathnew
7	Kelly Ferguson	Kelly Ferguson	Wicklow town
8	Paula O'Leary	Ballyber	
9	Anne Hogan	Anne Hog	Gleneady
10	FRANCES CUSACK	Frances Cusack	Gleneady
11	Angela Kane	[Signature]	Rathnew
12	[Signature]	[Signature]	[Signature]
13	Sophie [Signature]	[Signature]	Rathnew
14	Stuart Murphy	[Signature]	Rathnew
15	Pete O'Sheff	Pete O'Sheff	Wicklow
16	[Signature]	[Signature]	Gleneady
17	[Signature]	[Signature]	Rathnew
18	LISA MCKENNA	Lisa McKenna	Rathnew
19	DANIELLE GORDON	Danielle Gordon	Rathnew
20	Eileen Dowling	[Signature]	Rathnew
	James [Signature]	[Signature]	Rathnew

Meeting every Tuesday evening 7.00pm,  
Tinakilly Avenue entrance.

027 841 0011

KATE BECKETT

K. Beckett

Midlaw Town.

L. P.

Rose Deakin

Rathew

Beth Deakin

Rathew

Michael John Deakin

Wicklow

# SAVE RATHNEW'S TINAKILLY

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	NAME PLEASE PRINT	SIGNATURE	RESIDENCE
1	COLETTE Doyle	Colette Doyle	13 Sea View Heights
2	ANTHONY Doyle	Anthony Doyle	13 Sea View Heights
3	Una Doyle	Una Doyle	14 Seaview Hts
4	TOM MCDONALD	Tom McDonald	16 Sea View Rathnew
5	CATHERINE CHALK	Catherine Chalk	Seaview Hts.
6	John Byrne	John Byrne	Seaview Hts.
7	Eddie Byrne	Eddie Byrne	Seaview Hts.
8	Shauna Quinn Byrne	Shauna Quinn Byrne	Seaview Heights
9	Lauren Quinn Byrne	Lauren Byrne	Seaview Heights
10			
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	NAME PLEASE PRINT	SIGNATURE	RESIDENCE
1	Kay Doyle	Kay Doyle	5 Seaview Heights
2	John CARR	[Signature]	19 Seaview Heights Rathnew
3	Carmel Kinsella	Carmel Kinsella	24 Seaview Heights Rathnew
4	RAY ESMOND	Ry Esmond	The Bank
5	Jeraldine White	J. White	Carrig Court
6	PETER WHITE	Peter White	Carrig Court
7	Megan Boyce	Megan Boyce	Rathnew
8	Ross Boyce	Ross Boyce	Rathnew
9	Peter T. White	Peter T. White	Carrig Court
10	Nicole McCabe	Nicole McCabe	Carrig Court
11			
12			
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	NAME PLEASE PRINT	SIGNATURE	RESIDENCE
1	A. Kelly	A. Kelly	2 Woodside
2	D. KELLY	D. Kelly	2 Woodside
3	LAURA DALY	Laura Daly	Woodside-
4	DORNA Curley	L. Curley	Woodside.
5	Alex Glynn	A. Glynn	Woodside.
6	Niamh Hurst	<i>[Signature]</i>	Woodside
7	Geraldine	Garry Day	Woodside
8	Ellen Quinn	<i>[Signature]</i>	"
9	Philip Sayer		
10	Tom Parnham	<i>[Signature]</i>	78 Phoenician
11	John Keogh	<i>[Signature]</i>	Rathnew
12	William Mearns	<i>[Signature]</i>	Rathnew
13	Maura O'Sullivan	<i>[Signature]</i>	Rathnew
14	Eleanor Hughes		
15	Eamonn Hughes		Rathnew
16	Seamus Farrell		Rathnew
17	Mary Mallon	<i>[Signature]</i>	Woodside
18	MARIE McDarald		"
19	ALAN FLAHERTY		Woodside.
20	Margaret Reynolds		
21	Niamh Daly	Niamh Daly	Rathnew

Meeting every Tuesday evening 7.00pm  
Tinakilly Avenue entrance.

*(PTD)*

22 <sup>NAME</sup> ~~Stephen McGuinness~~

41 WOODSIDE ROTHNEW

~~SM~~

23 Anne Quinn

25 Woodside, Rothnew

Anne Quinn

24 KENNETH QUINN

25 Woodside, Rothnew

Kenneth Quinn

25 \_\_\_\_\_

26 \_\_\_\_\_

27 \_\_\_\_\_

# SAVE RATHNEW'S TINAKILLY

## PETITION

We oppose the large-scale development of the four-story apartment blocks and houses at Tinakilly, Rathnew. If granted will restrict access for the community to and from the lake and the natural surrounding areas via Tinakilly Avenue.

	NAME PLEASE PRINT	SIGNATURE	RESIDENCE
1	Ann Grease	ann grease	Rathnew
2	Ray Grease		Rathnew
3	Maddy Morah	M M.	Rathnew
4	Anne Marie	a m.	Rathnew
5	Siobhan Rowan	SRow	Rathnew
6	JOHN ROWAN JR		Rathnew
7	Mauger Rowan	MR	Rathnew
8	Fiona Rowan		Rathnew
9	Michelle	dayle	Rathnew
10	Michael	dayle	Rathnew
11	Laura	hamilton	Rathnew
12	Zenny	Z. Costa	11
13	Clavotia	C. Costa	Rathnew
14	B Ly Pyrk		Rathnew
15	Sean O'Zook	ST	Rathnew
16	Garry Muck		Rathnew
17	John M		Rathnew
18	Sinead Kelly		Rathnew
19	Andre Raffet	A. Raffet	Rathnew
20	Niamh Rafter	NR	Rathnew

Meeting every Tuesday evening 7.00pm,  
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## PETITION

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	NAME PLEASE PRINT	SIGNATURE	RESIDENCE
1	ROSEMARY HUNTER	Rosemary Hunter	
2	Alicia Farrell	Alicia Farrell	Merrymetting Rathnew
3	MIRIAM JARVIS	Miriam Jarvis	Merrymetting Rathnew.
4	AIDEEN McLAUGHLIN	Aideen McLaughlin	Merrymetting Rathnew
5	Lisa Hubbard	Lisa Hubbard	Rathnew
6	Colin McFadden	Colin McFadden	Merrymetting, Rathnew.
7	Lisa Callaghan	Lisa Callaghan	Rathnew
8	Elaine Sheehan	Elaine Sheehan	Wicklow Town
9	Clare Vaughan	C. Vaughan	Rathnew
10	Grainne Kelly	Grainne Kelly	Rathnew.
11	Rosemarie Luddy	R. Luddy	Wicklow Town.
12	Anna Sapilewska	ANNA SAPILEWSKA	Hazelbrook, Rathnew
13	Samantha Vickers	Samantha Vickers	Rathnew.
14	Lizka Roe	Lizka Roe	Reelcross / Rathnew
15	Lisa Cronan	Lisa Cronan	Ashford.
16	Bernie Watson	Bernie Watson	Merrymetting Rathnew
17	EMMA CAREY	Emma Carey	Rathnew.
18	KATHLEEN CUNNINGHAM	Kathleen Cunningham	Merrymetting Rathnew.
19	David Walsh	David Walsh	Charvey Court.
20	Sile Keane	Sile Keane	<del>Rathnew</del> Wicklow

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## PETITION

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	NAME PLEASE PRINT	SIGNATURE	RESIDENCE
1	Susan White	[Signature]	Rathnew
2	[Signature]	[Signature]	Rathnew
3	Lisa Smyth	[Signature]	Rathnew
4	Ryan Armstrong	Ryan Armstrong	Rathnew
5	Michelle	Michelle Hunter	Rathnew
6	Josh	Josh Graham	Rathnew
7	B HEALY.	Bridie Healy	Rathnew
8	COLLEEN PARRY	[Signature]	RATHNEW
9	[Signature]	[Signature]	Rathnew
10	Sheila Driver	Sheila DRIVER	Glencaly
11	M. LANE	[Signature]	Rathnew
12	Laura Quinn	Laura Quinn	Rathnew
13	Lisa Meehan	Lisa Meehan	Rathnew
14	Alanna Shortall	Alanna Shortall	Rathnew
15	Kathleen Kinsella	Kathleen Kinsella	Rathnew
16	John Fay	John Fay	RATHNEW
17	Mary Quinn	[Signature]	RATHNEW
18	A. MARYS	[Signature]	WICKLOW TOWN
19	[Signature]	[Signature]	Rathnew
20	Karin Doyle	Karin Doyle	Rathnew

Meeting every Tuesday evening 7.00pm,  
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# SAVE RATHNEW'S TINAKILLY

## PETITION

We oppose the large-scale development of the four-story apartment blocks and houses at Tinakilly, Rathnew. If granted will restrict access for the community to and from the lake and the natural surrounding areas via Tinakilly Avenue.

	NAME PLEASE PRINT	SIGNATURE	RESIDENCE
1	Becky Dignn	B Dignn	Rathnew
2	Anna Shortall	a Shortall	Lathnew
3	Tim O'Brien	T. O'Brien	Beary
4	Mary Cost	Mary Cost	Beary
5	Michael Cost		Beary
6	William Cost	William Cost	Beary
7	Michelle Hunter	Michelle Hunter	Rathnew
8	Richard Byrne	Richard Byrne	Rathnew
9	Noeleen Doyle	Noeleen Doyle	Rathnew
10	PHIL CLARE	Phil Clare	RATHNEW WOODSIDE
11	EAGAN	E Egan	RATHNEW
12	Koch N.	Koch N.	RATHNEW
13	Deirdre Mc Donald	Deirdre Mc Donald	Rathnew
14	Aislinn MacRae	Aislinn MacRae	Lathnew
15	Angela	Kendy	Rathnew
16	Veronica	Byrne	Rathnew
17	THOMAS HOLLIDAY		Rathnew
18	Roxanna Doherty	R. Doherty	Rathnew
19	BATHNAD CLARE	B. Clare	Rathnew
20	CATHRINE BUTERCOCK X.		glencaley

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	NAME PLEASE PRINT	SIGNATURE	RESIDENCE
1	Eleanor Hughes		Woodside
2	Melissa Dunne	Melissa Dunne	Woodside
3	Laura Fray	Laura Fray	Bork
4	Vincent McMan	Vincent McMan	Newtown
5	Hazel Doyle	Hazel Doyle	Rathnew
6	Mary O'Brien	Mary O'Brien	Rathnew
7	George O'Brien	George O'Brien	Zoe O'Brien
8	Michael O'Reilly	MOR	Wicklow
9	Carol Collins		Rathnew
10	Megan O'Brien		Rathnew
11	Elizabeth McMan	Elizabeth McMan	Ballinabeg
12	Alana Shortall	a shortall	Rathnew
13	Jeffrey Clary	Jeffrey Clary	Ashford
14	Eamon Hughes		Rathnew
15	Lisa Heffernan	Lisa Heffernan	Rathnew
16	Jim Hogan		Greenway
17	Lisamarie Doyle		Rathnew
18	Kevin Doyle	Kevin Doyle	Dublin
19	Leanne Doyle	Leanne Doyle	Rathnew
20	Maggie O'Brien		Wicklow

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	NAME PLEASE PRINT	SIGNATURE	RESIDENCE
1	Reece Doyle	<i>Reece Doyle</i>	Rathnew
2	PAT McTEIGUE	<i>Pat McTeigue</i>	Rathnew
3	Alan Cross	<i>Alan Cross</i>	Rathnew
4	MICHAEL O'REILLY	<i>Michael O'Reilly</i>	Rathnew
5	Nancy Cash	<i>Nancy Cash</i>	Rathnew
6	Anne Cash	<i>Anne Cash</i>	Wicklow
7	Helen Cash	<i>Helen Cash</i>	Wicklow
8	Lizzie Cash	<i>Lizzie Cash</i>	Wicklow
9	John O'Brien	<i>John O'Brien</i>	Rathnew
10	Margaret O'Brien	<i>Margaret O'Brien</i>	Rathnew
11	Tim O'Brien	<i>Tim O'Brien</i>	Wicklow
12	Rudal Frate	<i>Rudal Frate</i>	Wicklow
13	Phil Glynn	<i>Philomena Glynn</i>	Glencely
14	Marie Buck	<i>Marie Buck</i>	Rathnew
15	Mel Gahan	<i>Mel Gahan</i>	Rathnew
16	Frances O'Connor	<i>Frances O'Connor</i>	Rathnew / Rathna
17	Richard O'Keefe	<i>Richard O'Keefe</i>	Rathnew →
18	Laura Daly	<i>Laura Daly</i>	Rathnew →
19	Sadie McKeown	<i>Sadie McKeown</i>	Rathnew →
20	Callum Clarke	<i>Callum Clarke</i>	
21	Stacey Gregory	<i>Stacey Gregory</i>	Rathnew →

Meeting every Tuesday evening 7.00pm,

# SAVE RATHNEW'S TINAKILLY

## PETITION

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	NAME PLEASE PRINT	SIGNATURE	RESIDENCE
1	DENISE CLEAN	Denise Clean	Rathnew
2	Anne Lambert	Anne Lambert	Rathnew
3	Mary Lambert	Mary Lambert	Rathnew
4	TRACEY GREGORY	Tracey Gregory	Rathnew
5	LEE KINSEAN	L Kinsean	Rathnew
6	Ashling Doyle	A. Doyle	Rathnew
7	USA SWINDALL	L Swindalls	RATHNEW
8	Louisa Tolstom	Louisa Tolstom	Ashford
9	KERRIE BYRNE	K Byrne	Rathnew
10	Fiona Fitzpatrick	Fiona Fitzpatrick	Rathnew
11	Catherine Kinsean	C Kinsean	Rathnew
12	CHAIRE RUSSELL	Chaire Russell	RATHNEW
13	Gay Doyle	Gay Doyle	RATHNEW
14	James Jameson	James Jameson	Rathnew
15	Kathy Russell	Kathy Russell	Rathnew
16	Gillian Russell	Gillian Russell	Rathnew
17	LORCAN TRACEY	Lorcan Tracey	Rathnew
18	Marcel	M McDonnell	RATHNEW
19	Vivie Ward	Vivie Ward	Wicklow
20	Laura Ferrnally	(James Culbert)	Rathnew

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	NAME PLEASE PRINT	SIGNATURE	RESIDENCE
1	DAVID CRABB	David Crabb	
2	Owen Gregory	OG	Rathnew
3	Brendan Gregory	BG	Rathnew
4	Chris Gregory	CG	Rathnew
5	Tracey Gregory	TG	Rathnew
6	Katie Gregory	KG	Rathnew
7	Eileen Kelly	EK	Rathnew
8	Tom Kelly	TK	Rathnew
9	ANTHONY CLARKE	A Clarke	Rathnew
10	ROSEMARY CLARKE	Rosemary Clarke	Rathnew
11	GRAHAM CLARKE	G. Clarke	Rathnew
12	RONN CLARKE	R. Clarke	Rathnew
13	MARY O'NEILL M.O.N.		Rathnew
14	JAMES O'NEILL J.O.M.		RATHNEW
15	DAMIAN CLARKE		Rathnew
16	CAROLINE CLARKE		ASHFORD
17	HAN CLARKE		RATHNEW
18	Bernie Clarke	Bernie Clarke	Rathnew
19	Ian Clarke	Ian Clarke	Wicklow
20	Shannon Freney	SF	Glencady

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	NAME PLEASE PRINT	SIGNATURE	RESIDENCE
1	PHYLLIS Moloney	Phyllis Moloney	Woodside Rathnew
2	Natalie moloney	Natalie Moloney	" "
3	Glenn Fitzpatrick	Glenn Fitzpatrick	" "
4	JOHN Moloney	John Moloney	" "
5	Ben Moloney	Ben Moloney	" "
6	Ella Moloney	Ella Moloney	" "
7	Lee Connell	Lee Connell	" "
8	Ruth Oneill	Ruth Oneill	" "
9	PATRICK ONEILL	Patrick Oneill	" "
10	DEXY ONEILL	Deoxy Oneill	" "
11	KEELEY ONEILL	Keeley Oneill	" "
12	Rebecca Vickers	Rebecca Vickers	" "
13	David Vickers	David Vickers	" "
14	STEVEN FEWINGS	Steven Fewings	" "
15	Kathleen Byrne	Kathleen Byrne	" "
16	Gerry	Gerry Byrne	" "
17	Kieffer	Nadurata	" "
18	SAMES	MERRIGAN	" "
19	Elaine	Elaine	" "
20	Tracy McGuinness	Tracy McGuinness	" "

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	NAME PLEASE PRINT	SIGNATURE	RESIDENCE
1	Betty Doyle	Betty Doyle	WOODSIDDE
2	SEAMUS Doyle	Seamus Doyle	WOODSIDDE
3	Emma Gill	Emma Gill	woodside
4	Niall Manning	Niall Manning	woodside
5	Ursula Gill	Ursula Gill	woodside
6	Sheila Fewings	Sheila Fewings	Woodside
7	DECLAN EARLS	[Signature]	WOODSIDE
8	Joanne Earls	Joanne Earls	Woodside
9	Clara Earls	Clara Earls	
10	Alex Earls	[Signature]	Woodside
11	Amy Doyle	Amy Doyle	Woodside
12	Donna Colford	Donna Colford	woodside
13	Monika Gowor	Monika Gowor	Woodside
14	Eine O'Conna	Eine O'Conna	Woodside
15	MARTY	[Signature]	Woodside
16	Iva Leeson	[Signature]	Woodside
17	Stephen Leeson	Stephen Leeson	Wood side
18	Hannah Leeson	Hannah Leeson	Woodside
19	Cian Leeson	Cian Leeson	Woodside
20	Phil Doyle	RATHNEW	

Meeting every Tuesday evening 7.00pm,  
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# SAVE KATHNEW'S TWAKILLY

<u>NAME</u>	<u>SIGNATURE</u>	<u>RESIDENCE</u>
Margaret Moore	Margaret Moore	Rathnew 1
<del>John O'Keefe</del>	<del>John O'Keefe</del>	<del>Rathnew</del>
Baron O'Keefe	Sharon	
<del>Julia</del>	<del>W...</del>	Rathnew
Catherine Sheehy	(Sheehy)	Rathnew
Edel Hunter	(Hunter)	Rathnew
Sheel Hunter	E Hunter	Rathnew
Sarah Graham	(Graham)	Rathnew
Aurizio D'Este	M. D'Este	Wicklow
John Walsh	(Walsh)	Rathnew
Sharon Dully	S Dully	Rathnew
Sean Quinn	Sean Quinn	Rathnew
MICHAEL WOLOHAN	M WOLOHAN	rathnew
Phyllis WOLOHAN	Phyllis WOLOHAN	Rathnew
ALICE WOLOHAN	M WOLOHAN	RATHNEW

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	NAME PLEASE PRINT	SIGNATURE	RESIDENCE
1	ROBERT HUNTER	<i>Robert Hunter</i>	
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