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We . wish to place on record our strong opposition to the 790 metre emerging preferred option crossing our farm .

- Our farm is an integrated agricultural unit, operated as agricultural holding. The layout, access routes, livestock movement, drainage, fencing and day to day movement and management are all designed around the land being contiguous

The proposal would divide the farm into two disconnected parcels, fundamentally altering how I operate my business.

The proposed greenway would split my farm directly across the middle, creating two separate sections this would;

- Disrupt routine movement of livestock machinery and personnel
- Create ongoing biosecurity risks, particularly with public access through livestock land.
- Reduce the overall viability and value of the holding, beyond the area taken by the development
- The development would also see the arise of new drainage and water management complexities.

Farm severance itself is not a minor nor temporary impact, it is permanent and cumulative and cannot be adequately mitigated through the likes of fencing crossings etc.

Nature of the lands affected

The lands forming part of the preferred route are located within a bog and a flood prone area where the water management is a critical element and ongoing aspect of my farm.

Over many years, I have carried out extensive drainage and water control works to:

- Minimise flooding
- Protect soil structure and productivity
- Control surface and sub surface water flow
- Risk posed by construction in a floodplain

With the main focus of the greenway project designed around giving the public access to an environment which in

Any measure taken or proposed to mitigate the above complexities will not;

- Restore the farm to its original, pre development condition
- Address the additional labour, time, cost and management burdens
- It will introduce additional safety risks for both the farm operator and greenway users
- It will create ongoing maintenance obligations creating heavy liability for myself as the landowner.

No mitigation proposal can reasonably compensate for the loss of farm integrity caused by linear infrastructure running through the centre of an agricultural holding.

Shows failure to minimise/avoid impact

Planning policy requires that developments take place in a manner where utmost caution is taken place to minimise or in any way avoid impacts to pre-existing surroundings. In this case;

- Alternative routes already exist that would follow boundaries on public land
- No compelling argument has been made as to why such amenity infrastructure should alter course from a pre-existing route, to cut through the centre of a private farm.

The preferred route represents the **most** damaging option for this holding, not the least.

Wider implications for such a development :

Allowing a greenway to divide a farm in this manner sets a dangerous precedent for rural land use, signalling that private agricultural holdings can be fragmented for non-essential infrastructure with limited regard to long term consequences.

This undermines confidence in rural planning protections and the principals of fair treatment for landowners.

For the reasons set out above, I respectfully request that:

- The proposed route through my lands be rejected
- Any greenway alignment avoids severance of the farm
- Alternative routes be meaningfully assessed and consulted upon

ACRES

Our farm is participating in Acres Department of Agriculture scheme

Wintering geese and swans for many years

The proposed Greenway passes directly through their feeding ground



FLOODING

This is a major concern as the land is 1 metre below high tides

Prolonged heavy rain in the area causes the river to flood

When there is both heavy rain and high tides the whole area floods



BREEDING WADERS ACTION PLAN

The farm is in a management plan with National Park and Wildlife Services Breeding Waders Action Plan

The area is known for hosting a myriad of valuable wetland habitats including saltmarshes and coastal meadows

The habitat hosts high numbers of migrating and wintering waders

The wider area is under pressure from urban development

By creating habitat clusters around existing breeding wader strongholds the Breeding Waders EIP aim to halt population decline and support population growth

