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 Outlook

Greenway submission from [REDACTED]

From [REDACTED]
Date Thu 2/5/2026 12:15 PM
To Wicklow Greenway <wicklowgreenway@wicklowcoco.ie>

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Dear sir/madam,

Please find appended hereto the following


Submission relating to Wicklow to Greystones proposed Greenway route. Five pages.


Two videos of the Tinakilly/Newrath Floodplain.

One copy font page Irish Press dated Wednesday August 27th 1986.

Regards,

[REDACTED]
[REDACTED]

 [Greenway objection letter.pdf](#)

 [Floodplain Video 01.mp4](#)

 [Floodplain Vidoe 02.mp4](#)



 [Irish Press Newspap...](#)

3. Impact on Residential Amenity, Family Safety, and Use of the Lands

We reside on these lands with our family, including **young children**, and the proposal would introduce a continuous public access route and connect to a private farm road immediately adjacent to our private home and working farm.

This would result in:

- A severe loss of residential amenity and privacy
- Severance of arable farm land
- Loss of commercial opportunity from use as film location
- Legitimate concerns regarding child safety in the absence of any credible policing or supervision regime
- Exposure to antisocial behaviour, including uncontrolled dogs, trespass, and unauthorised access

The proposal fails to demonstrate how Wicklow County Council intends to **manage, supervise, or enforce appropriate use** of the Greenway over its operational lifetime.

- No policing capacity
- Dogs, antisocial behaviour, theft, intimidation
- Motorbikes/quads/ scrambler use
- Littering and habitat destruction
- Disease transmission to livestock
- Trespass risk
- Loss of privacy
- Children and animal safety
- No parking or traffic plan (Greystones already constrained)

Of crucial importance is the **councils track record of poor maintenance of existing infrastructure** (example condition of fencing on Bray Greystones Cliff Walkway)

4. Agricultural Use, Livestock Welfare, and Biosecurity

The lands in question are actively farmed and support **livestock, including sheep**, which require secure boundaries and controlled access.

The proposed development would:

- Interfere materially with established agricultural practices
- Works will disturb **badger setts** and trigger **bovine TB** spread
- Increase the risk of livestock injury, escape, or death
- Introduce unacceptable biosecurity risks
- Place an ongoing and unreasonable maintenance burden on the landowner

These impacts constitute a **serious interference with the lawful agricultural use** of our lands and have not been adequately assessed or mitigated.

5. Impact on SAC Access and Environmental Management Obligations

Our lands provide **existing managed access to a Special Area of Conservation (SAC)**, access which is essential for responsible land management and compliance with environmental stewardship obligations.

The proposed Greenway would:

- Obstruct or compromise this access
- Introduce uncontrolled public pressure at a sensitive ecological interface
- Undermine the integrity of current land management practices

In this context, we are not satisfied that the Council can meet the legal threshold required under the Habitats Directive to demonstrate **no adverse effect on the integrity of the SAC**, either alone or in combination with other plans or projects.

6. Appropriate Assessment and Ecological Deficiencies

The proposed route traverses and is adjacent to lands that are:

- Environmentally sensitive SAC designated lands
- Seasonally wet or flood-prone and unsafe for public use
- Adjacent to habitats designated for bird conservation under EU legislation
- Brent and greylag geese graze on our land at Coolawinna

The information provided to date does not constitute a robust or defensible Appropriate Assessment and does not adequately address:

- Construction-phase disturbance
- Operational impacts arising from sustained public use
- Cumulative impacts on protected habitats and species

In my view, the proposal exposes the Council to significant compliance risk under EU and national environmental law.

7. Flood Risk, Public Safety, and Long-Term Viability

The affected lands form part of a **wetland and flood-prone landscape**, with regular seasonal inundation.

The introduction of a public greenway in this location:

- Presents foreseeable public safety risks and is a liability nightmare
- Fails to properly account for climate change
- The proposed scheme is a failure in climate-resistant planning
- Conflicts with OPW flood risk management policy
- Raises serious concerns regarding durability, maintenance, and long-term sustainability

These matters go to the **fundamental suitability of the route**, rather than issues that can be addressed by minor mitigation.

8. Availability of Reasonable Alternatives

It is a matter of concern that Wicklow County Council is proposing a route that relies predominantly on **private agricultural land**, despite the existence of **state-owned corridors**, including the railway alignment.

“The constraints Report identifies the route as being within Flood Zone A and Annex I habitats. Why is the Council pursuing a high-risk private-land route when the existing coastal path (which is already disturbed ground) represents the ‘Least Resistance’ path under the Habitats Directive?”

Best-practice guidance clearly prioritises the use of publicly owned land for such infrastructure.

Difficulties in inter-agency cooperation do not constitute a valid planning justification for imposing disproportionate impacts on private landowners.

9. Public Interest and Proper Planning Considerations

The projected cost of this greenway significantly exceeds national norms and is materially increased by:

- Environmental constraints
- Flood risk
- Private land acquisition
- Anticipated legal and procedural complexity

In our view, the proposal does not represent the **proper planning and sustainable development of the area**, nor does it constitute a prudent or proportionate use of public funds.

10. Tinakilly/Newrath Floodplain

We are very familiar with the lands shown in the attached drone footage. We lived adjacent to these lands in the 1980s and subsequently farmed part of the same holding. During that period, we experienced severe flooding and lost sheep that were trapped and drowned as flood waters rose. We are now forwarding to Wicklow County Council drone footage taken last week showing the extent of flooding on the Rathnew side of the Vartry River, from Broadlough to Hunter's Hotel. We can confirm that the floodplain has increased very considerably since the time we farmed these lands. It is possible that the consulting engineers were unaware of the true extent and severity of this flooding when these lands were proposed for the Greenway route. The footage clearly demonstrates that these lands are wholly unsuitable for a greenway development due to their flood-prone nature.

11. Conclusion

For the reasons set out above, we respectfully request that Wicklow County Council **refuse to proceed with the proposed route as currently configured**, and that the proposal be abandoned or fundamentally re-routed away from our lands and other privately owned agricultural holdings.

This submission is made:

- Individually,
- Without prejudice,
- And without any implication of consent to the principle or execution of the proposed development.

Attached to this e-mail copy two number videos showing drone footage of Tinakilly/Newrath Floodplain, and one copy photo of front page of the Irish Press newspaper, dated Wednesday, August 27th 1986. Depicting an aerial photograph of these same lands

Signed:




Senior Executive Officer, Transportation & Infrastructure
Delivery Department, Wicklow County Council
County Buildings Whitegates, Wicklow Town A67 FW96.


Re: Emerging Proposed Route Wicklow to Greystones Greenway Development

Delivered by hand and e-mail to wicklowgreenway@wicklow-coco.ie

Individual Submission / Objection


Submission Type: Individual Objection under Part 8
Date: 1st February 2026

1. Nature of Submission

We are the owners and/or lawful occupiers of lands at  which are directly affected by the proposed greenway route currently being advanced by Wicklow County Council.

We wish to make a **formal individual objection** to the proposed development insofar as it traverses or impacts our lands.

This submission is made in our personal capacity and relates specifically to the **direct, material, and disproportionate impacts** the proposal would have on our family, agricultural activity, environmental obligations, and the proper planning and sustainable development of the area.

2. Statement of Non-Consent

We wish to state clearly that we **do not consent** to:

- The use of our lands for the purposes of this greenway.
- Any associated works, access rights, easements, or compulsory acquisition.
- Or any temporary or permanent interference with our lawful use and occupation of the lands.

This position is firm and unequivocal.