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## Wicklow to Greystones Greenway - Observation Submission

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From [REDACTED]  
Date Wed 2/11/2026 10:30 AM  
To Wicklow Greenway <wicklowgreenway@wicklowcoco.ie>

📎 1 attachment (86 KB)

[REDACTED]

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To whom it may concern,

Please find a group submission from the [REDACTED] attached.

Please acknowledge receipt of this email and it's attachment by return,

Regards,

[REDACTED]

[REDACTED]

Wednesday, 11<sup>th</sup> February 2026

Senior Executive,  
Transport and Infrastructure Delivery Department,  
Wicklow County Council,  
County Buildings,  
Whitegates,  
Wicklow Town,  
A67FW96.

**Re: Emerging Preferred Route – Wicklow to Greystones Greenway**

To whom it may concern,

This letter represents the shared views of neighbours at [REDACTED] who have serious concerns regarding the deliverability and suitability of the *Emerging Preferred Route (EPR)* for the Wicklow to Greystones Greenway. The *EPR* requires having a crossing and also implies taking ~225m of the avenue at Clonmannon.

Many of us will make specific individual submissions, but as a group we would like to collectively raise:

- a. **State Land First** – The overall *EPR* and at Clonmannon specifically does not follow the National Greenway Strategy's preferred model of using State land first and must be reviewed. The Clonmannon avenue as well as all adjacent land is all privately owned. Viable state-owned land is nearby along the existing coastal walkway, Irish rail lands and the public road network.
- b. **Access Impact** – The only access to many houses (57 eircode's) and much farmland is through the avenue. Despite requests by many, there is no clarity on how the *EPR* crossing the avenue might work in compliance with TII standards and, how the existing avenue will remain wide enough for heavy machinery passing or the impact to existing livestock/equine movement on the avenue. As such we are very concerned about the impact on current users including children and by foot, vehicle or bicycle. There are no details about how livestock will be prevented from entering the greenway and escaping.
- c. **Environmental Impact** – the *EPR* is premature as proper environmental screening (AA) hasn't happened:
  - a. The *EPR* runs along the avenue at Clonmannon alongside a watercourse that connects directly to the Broadlough Lake and the Murrough SAC/SPA/pNHA, and is not shown correctly or fully in the public documentation (IE\_EA\_101020430). There have been recent sightings of Eels, a protected species, within 20 metres of the *EPR*, they are unmentioned in the Constraints report.
  - b. The *EPR* will require the removal of mature trees and hedgerows going against the Wicklow County Development Plan (CPO 17.20-17.23) and so hasn't been proven to be deliverable now.
  - c. The *EPR* will significantly increase biosecurity risks to multiple active farm operations.
- d. **Loss of Amenity** – The *EPR* will result in the significant loss of privacy, security, quiet use and enjoyment of all of our properties, also impacting property values. This stems from greenway users themselves as well as the potential impact of artificial lighting, maintenance works and service vehicles in this tranquil and highly private location, which is why we choose to live in this townland.
- e. **Security Threats** – We have no understanding or confidence that the current levels of security and privacy will be maintained. There are documented examples elsewhere in Wicklow of people climbing fences and gates to get from a public walkway to the sea or road (i.e., path north of Greystones) or assaults with walkers through private land (i.e. [REDACTED]). It is unclear who, if anyone, will guarantee our security and privacy and ensure there is no anti-social behaviour including motorbikes/scramblers and littering. Despite having electric or locked gates at all access points to the private avenue, we have even still have suffered recent documented incidents of trespass, property damage, poaching, theft and dog lurching.
- f. **Legal Impacts** – It is unclear how our property rights under articles 40.3 and 43 of the Irish constitution will be upheld and not suffer direct and disproportionate interference - not just to the owners of the avenue, but also to the many express right of way holders over parts of the avenue, and then how all of this would be appropriately covered by insurance. Given current and potential security threats it is unclear under what legal basis we will be able to maintain our existing CCTV systems along the avenue.

Please don't hesitate to reach out to us if we can be helpful, and we would very much welcome any updates that address these concerns.

Yours sincerely,

[REDACTED]

[REDACTED]