

# Newcastle Development Survey

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Responses // June 2020

This survey had 179 respondents over a one week period in June 2020. The survey was shared through the Newcastle Newsletter and the Newcastle Facebook page.

Not every long form response is included here, as there were many with the same theme, so they have been consolidated into the most relevant.

If you would like to access the complete data set, you can find it [here](#).

Have you read the details of the planning application, ref 20298, for the development at the field beside the Castle Inn pub known as the 'Lawn Field' in Newcastle village?

179 responses

**Yes: 89%**

**No: 11%**

Do you support the development?

179 responses

**No: 71%**

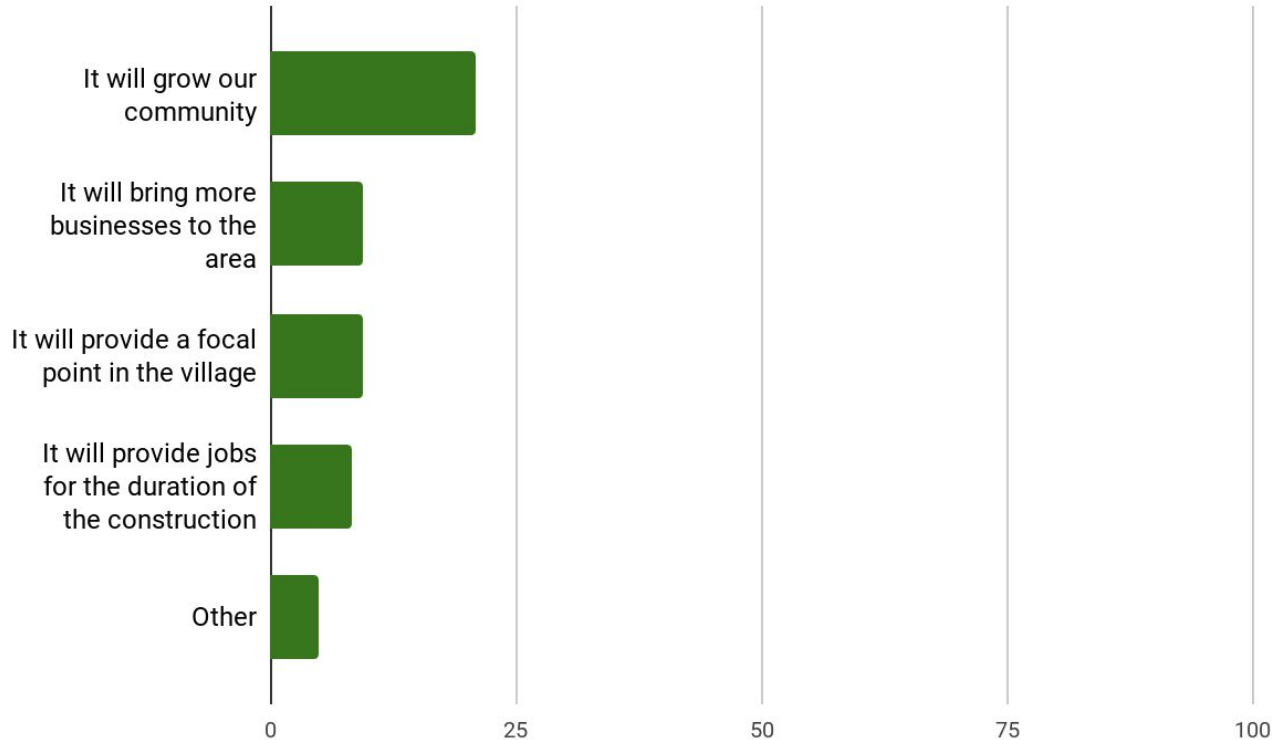
**No, not at all: 42%**  
**No, not really: 29%**

**Yes: 28%**

**Yes, somewhat: 17%**  
**Yes, very much: 11%**

# If you answered 'yes very much so' or 'yes somewhat', on what basis do you support the development?

61 responses

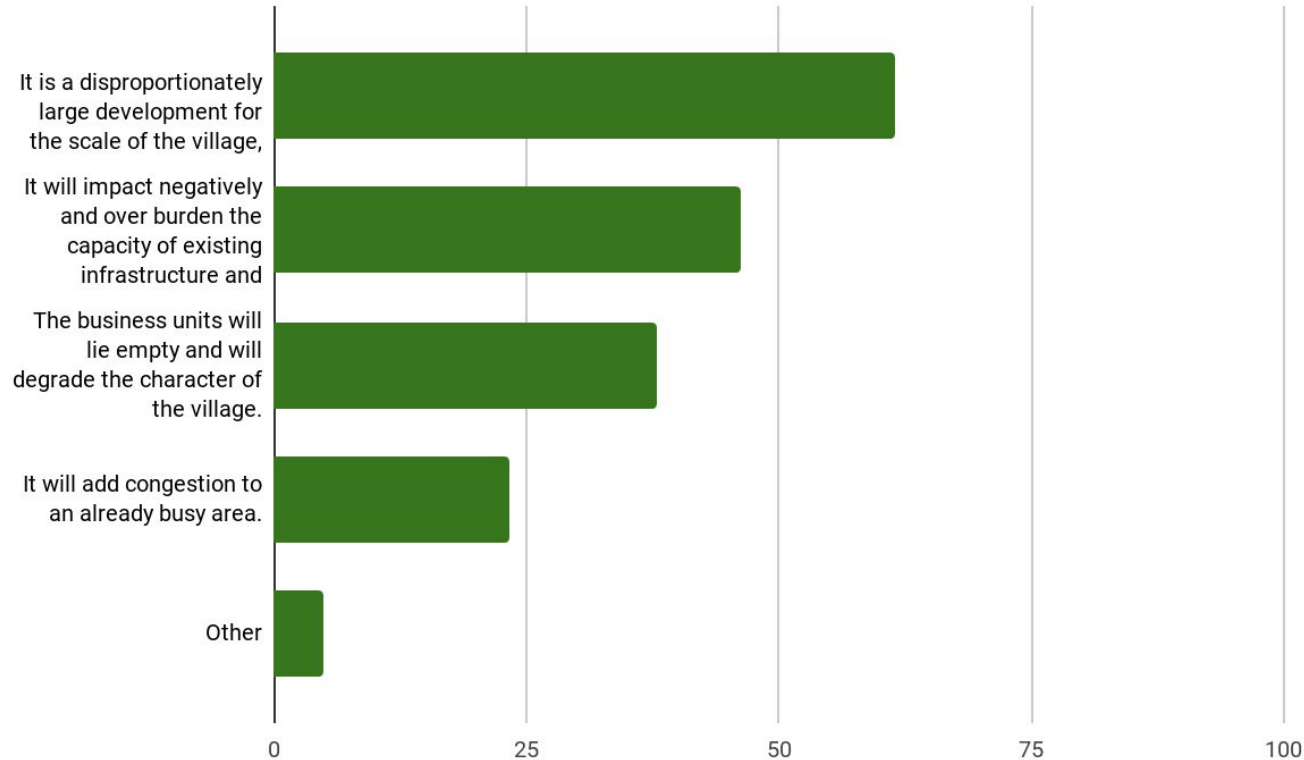


Percentages calculated out of a total of 179 respondents.

Respondents could select more than one answer.

# If you answered 'no not really' or 'no not at all', on what basis do you oppose the development?

135 responses



Percentages calculated out of a total of 179 respondents.

Respondents could select more than one answer.

# Main areas of concern and support

110 responses

## Concerns

- Height and volume of residential units.
- Lack of adequate sewerage facilities for existing population.
- Lack of adequate infrastructure to support existing population, in particular the safety of L5050 to the N11.
- Concern that the commercial units will lie vacant, as seen with the Rockingham development.
- Concern that the scale of the development is outsized development is outsized and more suited to a town with a larger existing population.

## Support

- Considered an affordable option for locals who wish to live in the area.
- The inclusion of the park is welcomed.
- Support for the potential for more village amenities in the commercial units, such as a coffee shop, post office, grocery.

## Concerns Pt. 1

"Particularly opposed to the removal of large trees of over 200yrs old and demolition of heritage stone yard buildings. Development is not all in keeping with size & quaintness of village houses."

"Digging up roads and completely ruining the quiet village."

"The issue is not the development itself, it is the current infrastructure. The village is small, with country roads linking it to main thoroughfares. There is not sufficient public transport/roadways to support a large influx of families/new residents. Also, the rockingham centre has vacant units that should be developed before adding additional empty lots."

"The pressure on the already stressed water treatment plant. The plans show the path through the development just ending before it links up with the L5050 - how is there a throughway?"

"Some of the boundary treatments are excessively high for Newcastle."

The proposed architecture doesn't build on the heritage in Newcastle. It only regurgitates what is currently there. A barn like structure with an arch is merely a monument unless it is integrated into a courtyard setting. The design should take clues from the existing heritage and bring it into the 21st century to clearly distinguish between the old and the new.

The application states the closure of the pub's front car park. Subsequently pub visitors will park along the main road for convenience. However, car parking spaces for residents along the main road are already limited and won't facilitate additional cars."

"Too many houses- waste water treatment in the village is not big enough or increase in population. Commercial buildings will be empty, like Kilcoole and Newtown."



## Concerns Pt. 2

"Our small & lovely village has no need for something for the likes of this"

"Opposed to all of it"

"It will significantly diminish the village"

"concerned about the waste treatment facilities"

"The height of the buildings. The small size of the green areas notably the Town Park which should be much greater.  
Sewerage?? Pollution of Vartry river"

"A smaller development would be an addition to the village, perhaps up to 20 domestic units. Also, I'm not sure what commercial development would succeed in the village"

"Some retail and / or food and beverage amenities in the village would add some value to the area, but I don't believe such a large scale residential and commercial unit is necessary or appropriate for a village of this size."

"The housing should be put back at least 40 metres from the main road to allow a green park area for all residents , new and old to enjoy. This will help integrate the new residents into the existing community and create a village park. This field has traditionally been used by the village for community events in the past such as Community Week etc. through the generosity and community spirit of the previous owner. Newcastle has always been a welcoming and open community .

This green area will help keep the village character to the area. The public open spaces in the application are small and within the development for the new residents only.

2.0 The The access route according to the application via Bray down the R761 through Greystones and Killincarrig, Kilcoole is overdeveloped and subject to traffic gridlock . The direct route is from N 11 exit 13 down the L5050 to Newcastle. While part of this road has been improved the other part is narrow and quite dangerous in parts and not adequate for the extra traffic to be generated by this proposed development.

The application refers to Newcastle as a town it is a village and the village character should be maintained and developed.

3.3.3 Dwelling Types : The dwelling types displayed in the application are two storey houses . This does not reflect the village as a whole. There is an abundance of beautiful single storey cottages and bungalows also. This is not reflected in the

## Concerns Pt. 3

"Plain and simple Why ruin the village? Less is more!!!!!!!"

"Development in general but seems too large in current form."

"The park is a good idea but what is shown on the plans is just green space, not a useful working park that should have cycle routes, seating areas, playing field space etc, that would benefit the community, not just enhance developers plans. There are too many houses relying on existing infrastructure which is already at full capacity. Plus, the road access would make for very busy junctions, considering this is a small rural village and the bus stop is already a busy place for the size of population. What is offered is a small town plan unsuitable for a small rural village. While some extra shops like a pharmacy, GP, farmshop, or a post office would be welcome, a town centre is just not appropriate for this area."

"a limited more appropriate number of houses/apartments for a small unique village"

"No , totally against such a large development within a beautiful village like Newcastle ."

"Newcastle is a rural village with very little amenity made up of mostly farmland, in essence, it is an agrarian farming area supported and worked by a farming community. The scale of development is out of character for such a tiny outpost village. Greystones and Kilcoole have hundreds of acres that are land banked and zoned which are yet to be developed which have a more urban population and facilities to support the expansion. The schools or infrastructure does not support this or the road networks. From a sustainable position, there are no networked footpaths, this is placing an urban development in the countryside. This is not a housing issue this is a developers opportunity and does not enhance the area but brings more traffic and noise pollution to a coastal scenic area of amenity."

"One of the charms of Newcastle is that it is a village which still has open fields fronting onto the main road passing through the village. This will be gone if this development gets approval."

## Concerns Pt. 4

"I am concerned at the impact on the overloaded sewage treatment facility on Sea Road, and on the impact on the already slow broadband available from a single box in the centre of the village. How will the developers contribute to overcoming possible overloading of these facilities?"

"Smaller scale and don't like that family homes will have a pub on their doorstep."

"ITS A THREAT TO THE ENVIRONMENT AND TOTALLY AT VARIANCE WITH THE VILLAGE STRUCTURE. SEWERAGE SYSTEM IS TOTALLY INADEQUATE"

"The height of the apartments" ts."

"A smaller development would be an addition to the village, perhaps up to 20 domestic units. Also, I'm not sure what commercial development would succeed in the village"

"Some retail and / or food and beverage amenities in the village would add some value to the area, but I don't believe such a large scale residential and commercial unit is necessary or appropriate for a village of this size."

**"I do not support this development"**

"I don't mind development in the area but the scale of the proposal is grossly excessive for a village that had 924 residents in the last census. The proposed 3 storey development will create an eyesore in the middle of a picturesque village and completely ruin the vista so any development should consider the existing residents and the landscape."

## Concerns Pt. 5

"Some small commercial / retail units would be welcome to attract business. But not to justify another housing estate."

"I support the business units but find the residential elements far too big"

"Road front area should be kept green space, pushing the development back in the field. Ideally single story at the front & any 2 story at the rear of the development. No 3 story!"

"Height of buildings excessive. Small size of the Town Park which must be MUCH larger"

"The idea about including retails units is absurd. Just look at Rockingham. Yet again an example of development without due consideration of the actual needs or ways of life of the area."

"like small development close to main village to rejuvenate village and river park ideas but two squashed, cause mismatch with other areas and phase two plans worrying"

"The park is a good idea but what is shown on the plans is just green space, not a useful working park that should have cycle routes, seating areas, playing field space etc, that would benefit the community, not just enhance developers plans. There are too many houses relying on existing infrastructure which is already at full capacity. Plus, the road access would make for very busy junctions, considering this is a small rural village and the bus stop is already a busy place for the size of population. What is offered is a small town plan unsuitable for a small rural village. While some extra shops like a pharmacy, GP, farmshop, or a post office would be welcome, a town centre is just not appropriate for this area."

"I would not like to see the current plan proceed under any circumstances"

## Support Pt. 1

"no none at all. i totally support development"

"It is time for village to expand and meet the demands for much needed houses. Change is good."

"Not exactly sure about the apartments, but it will mean that younger people, or people without the finances to buy a house, can afford to live here"

"the mix of residential units with the exception of Duplex type"

"totally support development"

"There are no elements that I oppose."

**"Linear park and any green area"**

"Born and bred in Newcastle and have no problem with current plans. Some people are to old score. People have got to realise the population of the island is growing rapidly. All local villages have already expanded massively. So must do our part too. The plans are only small. So we continue our great community spirit."

"The residential content that is in keeping with the scale of the village ie.not over 1-2 floors is welcome"

"Perhaps the need for a commercial unit but not essential."

"I support the business units but find the residential elements far too big"

"I would support some commercial units to bring some additional services to the village."

"If it could be done well more houses are needed for families in the locality"

## Support Pt. 2

"Better local services"

"Some housing but not including apartments"

"Development in general but seems too large in current form."

"Town Park is a lovely idea."

"The houses seem to have a lot of space around them. They do not appear to be cramped."

"The riverside walk/park would be a good community amenity"

"No massive issue with development of right size housing development at the right density for Village."

"It is a nice design, if it ever gets built that way."

"I think, that setting back the houses is sensible."

## **If the development was to go ahead what facilities would you like to be provided for the village as a whole as a result?** 136 responses

- A new sewerage facility for the village, with existing houses on septic tanks to be connected to it.
- A much larger version of the park which can retain the community event role that the Lawn Field has traditionally played.
- Significant increase in footpaths and lighting on all roads.
- Upgraded road infrastructure leading to and from the village.
- Better public transport connections incl. reopening of train station.
- A sustainable, environmentally forward-thinking approach to development with the understanding that the appeal of Newcastle is that it is a village, not a town.
- Coffee shop, village grocery, post office, creche among the main things desired for potential retail units. Opposition to bookmakers, take-aways, fast food outlets.
- Community facilities like another playground, sports facilities, allotments, medical centre, schools, upgraded community centre, swimming pool, parking for beach and Birdwatch visitors.

# Suggestions Pt. 1

"Would like to see street lights on road to beach, thorough pathway to beaches"

"These houses need to be affordable houses and offered to local families and young people trying to start out with their first home"

"Open the area as a public area with walk ways and such. Don't ruin the skyline or view point."

"I would like to see more space given to the public realm beside the pub. Push the whole development back 20m to create a public square for events"

"Ideally the park area could be bigger to the front go retain the lawn field"

"I like the idea of a public park in that space, if it would have an eco friendly playground for young children, and playing courts for older children especially teenagers."

"low density housing no more than 2 story.No sewage waste, treated or untreated, into the small existing stream with low water levels in summer.More green area as suitable for a rural village.Widening of road leading to N11 already dangerous for existing residents. Widening and footpaths on road to Kilcoole already unsafe with high volume of traffic using exit to N11 via Farenkelly."

"Proper drainage on sea road. Paths on sea road down to the beach. Bicycle paths or a bike park for children. Better indoor sports facilities."

"Road front area should be kept green space, pushing the development back in the field. Ideally single story at the front & any 2 story at the rear of the development. No 3 story!"

"these houses need to be affordable in order for local families and young adults can start out close to home"

"Potential of retail/hospitality outlet would be an added bonus."



## Suggestions Pt. 2

"Transport services increased. Schools?"

"To facilitate that level of additional people, the village would need to consider the impact on current educational facilities, local amenities to give older children growing up in the village appropriate facilities. Paths throughout the village would be a necessity so that people can safely walk to the sea. Cycle paths would be a must to ensure childrens safety."

"updated community building, similiar landscaping in both sides of village road and at playground and oratory. Consensus on retail shop use. Not takeaways and bookies"

"Proper sewage, road improvements, better bus connections"

"i think there should be allotments in the village and cant understand why there are none tbh"

connections, and a better capacity than the community center, that can be used for people who do wish to work from home but not necessarily from their house."

- 1) Upgrade for the community center for indoor children/ teenagers activities as there is nothing really for them .
- 2) The outdoor playground and tennis courts be upgraded and a open sided roof put over the tennis etc courts .
- 3)The road connecting the village to the N11 and Newtownmountkenedy be upgraded to allow for the shuttle bus to complete its feeder connection .
- 4)More lighting on this road .
- 5)The sea road introduction of street lighting down to hunters leap and complete the footpaths to the village from hunters leap
- 6)The Maintaince of the river and banks to prevent flooding and increase wildlife .
- 7)Tidy towns allocation of funds to further enhance the village .
- 8)The provision of Fibre broadband to every house in the village . We should be a Smart village with technology.
- 9)To future proof electric supply to reduce outages in storms .
- 10)The reduction of noise and smell from the sewage system .
- 11)To enhance the biodiversity and wildlife in the village and surrounds To protect habitats.
- 12)Safe cycle ways and walk ways be developed As traffic increasing and being a village and the natural amenities residents and visitors like to Walk and Cycle around the village and sea road areas .
- 13) The introduction of a footpath leading to the New heritage walk and street lights ."

## Suggestions Pt. 3

"The development includes narrow strip of green given the grand description of a 'linear park' sic! An actual, well thought out park with walks or even a running track would be a bonus to the village. I can't see the retail units being successfully utilized. But how about turning them into 'work' areas with a decent internet

"Stipulate that one of the commercial units be a coffee shop."

"We do not want the VILLAGE urbanised - this is a TOWN development and is totally out of keeping with the rural heritage surroundings and infrastructure."

The uniqueness of Newcastle must be preserved.  
It must not be destroyed .

Preserve the awareness of what makes Newcastle a special Heritage Village with its Castle and Heritage Walks ,not to mention Bird Watch Ireland."

- 1) upgrade the village community centre to provide modern facilities with consideration for the village youth and the elderly
- 2) upgrade and expand the playground area in the village
- 3) upgrade the tennis courts to include a roof
- 4) upgrade broadband services to fibre broadband
- 5) Upgrade public transport to include a shuttle bus service link to Newtownmountkennedy
- 6) Upgrade the footpaths and street lights on the sea road
- 7) increase funding for the tidy towns to facilitate an increase in meadows, water butts and improve the village's general appearance
- 8) improve the facilities of established sports and social clubs in the village"

"Redevelopment of the Community Center.

It's coming up to 40 Years since it was built..give or take a few years, it's out of date now.

If this "New Development" was allowed to go ahead surly it needs a "New Community Center" to go with it!!!

## Suggestions Pt. 4

"Post office; medical care facility"

"A new playground"

"A well stocked reasonably priced shop"

"A coffee shop and a crèche"

"Large village green area for public use"

"A small supermarket and new restaurant."

"this is one of the most picturesque villages and we should save it as a village."

"Footpaths down the Sea road, new National and Secondary schools."

"buildings that keep in fitting with the village and total upgrade of the sewerage system. This a small village not a town."

"Footpath down the sea rd and also a footpath up to Newtown and footpath to kilcoole and also the possibility of trains stopping in Newcastle as they do in kilcoole"

"A maintained town park, path down the sea road"

"GP, pharmacy, farm shop, post office, and a large useful green park with cycle paths, access for all, maybe a park and ride space."

"A cafe serving good quality, locally produced products would be a nice addition to the village"

"Cycle routes to the school, paths and lighting on Sea Road, and better bus connectivity to Dublin City centre."

"Cafe or artisan coffee supplier. Doggy park. Public walking trail. Crèche/Montessori."

## Suggestions Pt. 5

"Water treatment facility investment for the village."

"Soccer pitch"

"Footpaths"

"Large green areas retained and a children's play area"

"THE DEVELOPMENT MUST NOT BE GIVEN GO AHEAD UNLESS TOTAL COMMITMENT IS GIVEN IN WRITING BY WCC TO PROVIDE IMPROVED ROAD FROM KILCOOLE TO RATHNEW INCLUDING FOOTPATHS AND CYCLE LANES. DITTO REGARDING SPORTS FACILITIES AND MUCH LARGER TOWN PARK"

"This development should not be allowed to proceed without a study being conducted to answer this question on many fronts, e.g., historical, social, environmental, infrastructural and political."

"1. A nice coffee shop 2. office space for home workers to rent space in an office environment i.e access to printers, scanners etc."

"Supermarket  
Pharmacy  
Post office"

"Improvements to stream banks and widening with obstructions such as bridges down sea road widened to improve drainage for village and prevent flooding Around village at times of heavy rains."

"Make the road more pedestrian friendly"

"Improved outdoor sporting and keep fit facilities."

"Maybe a grocery shop, but I feel we already have what we need in the village and it's not busy enough to accommodate other businesses. Definitely don't want fast food units!"

"Better lighting, pathways, roads and improve playground"

"New footpaths within village and out the road to Kilcoole. Retention of existing old buildings. Greater concern for road safety. Enhancement of riverscape and protection of river."

"Currently the petrol station is the only place to supplies. (Which is very limited).  
A new retail outlet would be very beneficial and would be supported by an influx of population, especially if phase two was to happen."

## Suggestions Pt. 6

"Parking in the village to stop people driving to the beach.let's keep the sea road pedestrianised as much as possible. Also land should be cpo'd along the coast road (southwards) to enable people to walk the square mile sea walk safely. Incidentally this land is owned by those seeking permission to build!"

"Open the rail link from Newcastle station Dublin again"

"Cafe/Coffee shop would be welcome.  
Playground (nature not more plastic)  
Sports fields that the school and community could use."

"more coffee shops / small town shops , better footpaths / a swim location and car park at the sea before planning is granted"

"Secure community garden space (like Greystones)"

"Veg/local produce. Shared energy scheme. An independent pub"

"Another school, playground extended, traffic lights at intersection of development"

"Upgrade the playground, invest into modernising the community centre, put lighting along the path from Col church to village, more frequent buses."

"A gym, a Dr's surgery / pharmacy. Deli/cafe. Public garden area with green space for ball games dog walking running/cycling path. Picnic area. Riverside path walk-cycle to castle and church. Restore Newcastle station As a request train stop for commuter trains with covered safe storage area for bicycles and to encourage new residents to use public transportation."

"Better bus service (this new development will mean more cars), improved access road from N11"

"the upgrade of the street scape in the centre with new street furniture and lampposts"

## Suggestions Pt. 7

"Proper sewage facilities and for it to be removed from beside the gaa grounds. More lighting in the older estates."

"Better public transport connection and commuting infrastructure."

"Swimming pool"

"Community wind turbine. Community co-op. Better transportation."

"The sewage treatment plant is at full capacity. I presume that it would be fully upgraded, and that everyone on septic tanks the village would be connected to mains sewage"

"At least 40 metres of Green between the R761 and the development to allow for a park area at the focal centre of the village . This can be enjoyed by all residents of the village bboth new and existing and help integrate the new residents into our wonderful community."

"That a 'village green' area be laid out between the oratory and the pub car park to allow for community events and gatherings and to keep an open aspect to the village centre."

"Better local shop, road from village up to to roundabout resurfaced properly not just tar and chipping as the volume of cars will be bigger."

A footpath to the northern extremity of the village boundary and to the south to the entrance to the new walk.

Low level street lighting in keeping with the character of the village to be installed."

"A much larger park to allow the space to retain its central focal point in the community and be used for community events.

A new sewerage treatment plant.

## **What action (if any) do you propose the Resident's Association take in relation to the development?**

- Of 141 responses the majority asked for the Resident's Association to oppose the development.
- There were 10 responses that believed the Resident's Association should support the development.
- Key concerns to be raised with the council include: inadequate existing sewerage facilities, inadequate existing infrastructure, and that the proposed development is oversized for the scale of the village.
- It should be noted that development in general is not opposed among the responses to this survey, but that smaller scale, sustainable developments that respond in a sensitive way to the local area, and that centre the needs of the existing community are preferred.

# Response suggestions Pt. 1

"If the development goes ahead it should comprise only of zero carbon passive housing. The given landscape plan is like an urban park, all planting should be native/wildlife friendly etc., and managed in a semi-wild manner for maximum biodiversity. This is just another suburban housing estate, completely out of place in the village."

"There should be some requirement for the applicant to invest in infrastructure to support this development and thereby the village. Paths all down sea road, amenities for children, etc."

The height of the development in areas .  
There are no parks , these are small green areas .  
The waste system for sewage is near capacity already and this dev would push it over capacity .  
The risks of pollution to the river system .  
The safety of children living beside a river ."

"I propose that it should be rejected as it's still a village not a town !  
The size of the development , the retail units and office units as there is no demand , already empty units in the village for last 20 years .

"To find out from WCC what the criteria is for a Rural Development Scheme is and if this proposed development fits that criteria.

To ensure that no development be allowed to proceed until it is established that the existing Sewage Treatment Plant on the Sea Road can cater for the huge increase in capacity required if this development were to go ahead. The appalling condition of all the roads out of the village and the lack of footpaths needs urgent attention."

"I am generally not that happy about it but am very opposed especially, to any three storey structures in the village and think this should definitely be objected to. Also would be wary of commercial units as they have lain empty in surrounding villages for years and there is one already in the village that is empty for years. Newcastle is a much smaller village and should not be forced to over develop just for someones profit."

"question itention phase 2 . Phase 1 approval for 40units and water/floodplain must take cognisance of phase 2 intentions. Shouls not all be squashed into solely ABBD owned land . Much hinterland at racefield and oratory for converged approach. Diversity good but not too many diverse estates in newcastle. Will seacourt/seamount/community building areas be at odds with this new dev and neglected"



## Response suggestions Pt. 2

"Question the capacity of the sewerage system and other mains services as it is almost at capacity at present. Also provision of school places for new children Other local services e.g. buses etc."

"Find out about availability of appropriate school places"

"Recommend a smaller scale development"

"seek removal of commercial development"

"Verify that the capacity of the waste water treatment plant is adequate to cope with the additional 40 units and that the periodic air quality issue will not disimprove."

"They should keep up to date as much as possible with developments, object where appropriate and keep the residents of the village informed."

"Raise the flooding issues which impact local homes. These homes are no longer covered for floods on their home insurance."

"To oppose it - and, if the developer insists on pushing forward with it, to (i) do everything possible to reduce its scale, (ii) preserve as much of the green fields and beautiful views from the village centre, and (iii) to insist that any buildings are strictly in keeping with rural development best practice (e.g. the Cork and Wicklow Rural Design Guides)."

"Get an online (Zoom ?) presentation from the architects"

"Oppose current plan but express openness to a much smaller tasteful development in keeping with the village life."

"Lobby for specific measures to deal with waste water treatment and broadband quality/capacity in the area before attracting many more users to this fragile infrastructure."

"Commercial properties for business should be on Main Street."

## Response suggestions Pt. 3

"I'm not sure what actions one would usually take to oppose a development. Perhaps share the survey results publicly with the community so we can all have a better idea of the community's opinion. And then share results with council depending if it's an opposition or requested changes."

"The plans should be refused in current form. If scaled down, and independent sewerage and water scheme adopted that does not rely on existing infrastructure, then possibly 10-12 houses, (certainly no town houses or apartments), and allowing for a decent sized park of similar size to the developed buildings, including a small single storey space for 3-4 shops with rural usefulness, might be acceptable."

"To work closely with the developers and communicate any issues that may arise. The development must add to the village, not hinder"

"Raise queries about the waste treatment."

"It would be good to initially submit an objection to the development and then to reach out to the developer to see if any compromise could be reached (eg no 3 storey structures / no retail units)"

"The RA should 100% support this development. Adding population to any area creates prosperity and achieves a critical mass to ensure sufficient infrastructure is set in place."

Ensuring services potentially means less travel, which align with national sustainable travel policy objectives."

"The main question I have as regards this development is the change of situation regarding the sewage works in the village. For over 20 years, it is my understanding that the capacity of these works was full. What has happened to now make it appear that it has capacity? Who decided this? What was the scientific evidence to support this decision? Have any other expert reviews been sought to agree with or deny any submitted report?"

"Liaise with County Council and emphasise that we are a rural community and have all amenities here already. We do not need more shops and the roads will not take more traffic."

## Response suggestions Pt. 3

"I believe the residents association should back development. However make sure there is ample grass play and facilities for play."

"A small development with mixed housing like Castle Manor should be a suggested."

"Oppose the current planning permission. There are better ways to prosper growth within Newcastle. This development is not one of them."

"It's a positive development and much needed for growth of the village. Street lighting and better pathways.  
Road from Newcastle to Newtown should be improved better road surfaces"

"OBJECT. NO DEVELOPMENT SHOULD BE ALLOWED UNTIL SEWERAGE IS DEALT WITH AND ROAD INFRASTRUCTURE FROM KILCOOLE TO RATHNEW IS ADDRESSED; ROADS WIDENED AND FOOTPATHS AND CYCLE LANES PROVIDED. PROTECTION OF RIVER ALSO A PRIORITY. GREEN SPACES ENLARGED INCLUDING PARK AREA"

"ensure that these properties go to the right people"

"Encourage this development, it will bring more life to the village"

"Let's try to stop it.we need to keep newcastle as the beautiful village it is.  
Let's not have another kilcoole or newtown mount Kennedy here"

"I would like to see an objection made due to the scale of the development and the fact that it wants to connect to an already full waste treatment plant down Sea Road."

## Response suggestions Pt. 4

"At the start of this recession the RA needs to ensure that the "public spaces", access, i starry tyre development is prioritized and completed prior to building any additional houses. Construction of anything should only commence once full budget accounted for and accessible. A ghost housing estate is not what Ireland needs more of, and especially not this gorgeous little village."

"Object on the grounds that this development refers repeatedly to a town and a town centre. This is not a town, it's a village. If they had read Wicklow CoCo's development plan for Newcastle they would know that it is not considered a town and the development plan for it is not to create a town. The refusal notice for the recent application on the corner of Valentine's Lane contained some good wording around Newcastle as a focus for local development rather than regional development. The lack of adequate sewerage facilities is another huge problem that goes unaddressed in this application."

"Meet with the developer and maybe reduce the number of apartments and townhouses"

"The lawn field has a tradition of being used for staging outdoor events I would like to see the lawn secured as a public amenity area and developed into a park with gardens and native woodland Copses with a running/cycling path on the perimeter and picnic area linking with our public right of way paths to church lane."

"Get a vote going , yes or no to the development although rumor has it he will buy his planning and has been advised he will get it albeit with its undersized green and poor cheap architecture detracting from the villages character and charm"

"- confirm the capacity of the waste treatment plan  
- Confirm that walkways and ancillary development are linked in to the village and don't just end in the middle of nowhere  
- confirm the demand for office space in the village"

"Make submission based on services sewage etc. Traffic is she's to the very big concern. Type of finishes to the build. It's quite conservative in its design. It gives nothing to the village . Rug fence developers contributing fees"

## Response suggestions Pt. 5

"Reduce the size of the development. Scale of buildings in keeping with builds in the area, i.e bungalow or 2 storey max. Larger green area and maintain views across fields to Church Lane and beyond. We have concerns of congestion in the village, prior to the expansion of the Castle Inn car park we frequently found our driveway blocked when functions or events were taking place in the pub. Houses are in very close proximity to our boundary and our views and potential with the inclusion of the river and park walk our privacy."

"An objection should be lodged from the residents on behalf of any residents that don't wish this development to go ahead. This development will alter the village completely."

"Make a submission to the planning authority reflecting the views of residents . Possibly arrange a meeting between the developers and representatives of the residents association ."

"Engage positively with the development and not to adopt the "not in my back yard" angle"

"Ask why commercial units are required given the demand isn't there. Can the park areas be bigger and the number of residential units lower? Can the property developer make a contribution towards the Village?"

"I think the residents should object to this development on the basis that the scale is out of keeping with the village character, that the height and location of the proposed apartment block will negatively change the profile and character of the Main Street, that the number of houses proposed would create a greater burden on our roads, sewage facilities and local schools."

"The residents association should be the central point for the community to ensure that this development is what the community will support and if there are concerns or objections that there is a platform for them to be heard and submitted to Wicklow County Council."