

APPENDIX A: BACKGROUND ANALYSIS AND CALCULATION OF LANDS REQUIRED FOR PARTICULAR PURPOSES

1. RESIDENTIAL ZONING

Population and Housing Growth

This local area plan is required to be consistent with the 'core strategy' of the Wicklow County Development Plan. As such, there shall be sufficient zoned land to provide for the 2019 growth targets as set out in the current Wicklow County Settlement Strategy.

The plan provides for "headroom" or "market factor" which is 'extra' land that should be zoned over and above the minimum amount needed to accommodate the 2019 population target. Headroom is provided so as to allow for greater location choice and deal with any land supply inflexibility which may arise. The basis for calculating the necessary 'headroom' has been the housing unit requirement over the period 2019-2022.

Having regard to the 2022 growth targets provided in the County Development Plan prevailing at the time of the making of the LAP (the Wicklow County Development Plan 2010-2016), Tables 1.1 and 1.2 below set out the total number of additional houses required in the Greystones-Delgany and Kilcoole settlements.

- In order to provide for the 2019 target population in Greystones-Delgany of 22,500, plus the necessary 'headroom', the plan must provide for adequate zoned land for 3,765 additional units.
- In order to provide for the 2019 target population in Kilcoole of 4,750, plus the necessary 'headroom', the plan must provide for adequate zoned land for 775 additional units.

It should be noted that these housing requirement targets are based on assumptions relating to the occupancy and vacancy rates (see below).

Table 1.1: Greystones-Delgany – Housing Requirements

Year	Population	Occupancy Rate	Households	Including Vacant Units (5.1%)	Total Additional Units Required from 2011
2011	17208	2.73 (Greystones-Delgany)		6637	
2016	21000	2.625	8000	8408	1771
2019	22500	2.526	8907	9361	2724
2022	24000	2.425	9897	10402	3765

Table 1.2: Kilcoole – Housing Requirements

Year	Population	Occupancy Rate	Households	Including Vacant Units (5.6%)	Total Additional Units Required from 2011
2011	4063	2.97 (Kilcoole)		1402	
2016	4500	2.625	1714	1810	408
2019	4750	2.526	1880	1985	583
2022	5000	2.425	2062	2177	775

Occupancy Rate

The Regional Planning Guidelines for the Greater Dublin Area 2010-2016 set out a list of occupancy rate targets for each Council area. These occupancy rate forecasts predict an occupancy rate for County Wicklow of 2.56 by 2016 and 2.3 by 2022. The publication of the 2011 Census information provides an opportunity to review these projections in light of the most recent information available on household occupancy rates. An analysis of Census figures for County Wicklow indicate that the occupancy rate of the County has fallen from 2.9 in 2006 to 2.79 in 2011, representing a decline of 0.022 per year. Assuming this same rate of decline, it is projected that the occupancy rate of the county will be 2.526 by 2019 and 2.548 by 2022. In determining the amount of land required to be zoned for residential purposes, it has been decided to apply an occupancy rate of 2.425 by 2022, representing a mid way point between the 2.3 and 2.55 projections. This represents the scenario of a lower rate of reduction in the size of households into the future, compared to that projected by the RPGs.

Vacancy Rate

The vacancy rate refers to the level of vacancy within the housing stock. The Regional Planning Guidelines for the Greater Dublin Area 2010-2016 indicates that a standard vacancy rate of 6.5% is to be applied to predictions regarding housing growth. The publication of the 2011 Census figures provides the opportunity to determine the actual vacancy rates within the plan area. An analysis of the Small Area Population results indicates that the actual vacancy rate within the plan area¹ is 5.1% in Greystones-Delgany and 5.6% in Kilcoole. Having regard to the high desirability of these locations, within close proximity to Dublin, excellent public transport and roads infrastructure, high quality services and amenities and the lower demand for holiday homes in this area, it is considered appropriate to carry forward the current rates and apply to calculations regarding housing growth up to 2022.

¹ Determined on the basis of the plan boundaries of the Greystones-Delgany LAP 2006-2012 and Kilcoole LAP 2008-2014, and having regard to information from the An Post GeoDirectory.

Amount of Zoned Land

Land that is proposed to be zoned for residential use (or mixed use which allows for an element of residential development), to provide for the future growth of Greystones-Delgany and Kilcoole up to 2019 is set out in Table 1.3 and 1.4 below.

Table 1.3: Greystones-Delgany – Land to provide for housing growth up to 2019

Location/Description	Zoning	Area (ha)	Estimated potential no. additional units
Coolagad Action Plan	R22/R17	29	636 ²
Blacklion Action Plan	R22	5.87	178
Greystones Harbour and North Beach	AP3	26.7	358
South Beach Action Plan	TC	2.4	120
Killincarrig Action Plan	R22/RE	6	132
Charlesland Action Plan	R22	15.9	350
Farrankelly Action Plan	R22	17.77	390
Kindlestown Upper	R5	5.176	26
Kindlestown Upper	R10	4.94	49 ³
Kindlestown Upper	R17	3.746	64
Kindlestown Upper	R22	4.93	108
Kindlestown Upper, Delgany	R22	5.8	100
Little Brook, Kindlestown Upper, Delgany	R22	4.3	95
Delgany	R22	8.3	184
Thorndale, Delgany	R22	2.04	33
Delgany	R5	4.97	22
Killincarrig, Mill Road	R22	2.115	46
Charlesland	R17	5.188	84
Burnaby Mill, Killincarrig	R22	5.34	117
Farrankelly	R22	0.76	16
RE Infill			327
Town Centre/ Village Centre/Neighbourhood Centres/Small Neighbourhood Centre			240
Bellevue Demesne	RSpecial		7
Stilebawn	R2.5/R5		85
Total			3,767

² The area of this Action Area and associated housing potential was **reduced by 44 units to 592 units** via the making of material alteration No. 23 to the draft plan.

³ The zoning of this land was changed to R17 / R22 and the potential capacity **increased by 44 units to 93 units** via the making of material alteration No. 33 to the draft plan.

Table 1.4: Kilcoole – Land to provide for housing growth up to 2019

Location/Description	Zoning	Area (ha)	Estimated potential no. additional units
Ballydonarea Action Plan	R22/R15	8	161
Sea Road Action Plan	R22	1.15	25
Bullford Action Plan	TC/R22	8.5	205
Ballydonarea	MU2	4.66	102
Kilcoole	R22	2.4	74
Druids Glen	RspecialC	8.6	16
RE Infill			128
Town Centre			40
Kilcoole	R22	0.34	31
Total			782

The figures set out in Tables 1.3 and 1.4 are indicative of the estimated potential number of additional units that may be provided at any location. These figures are included to provide transparency with regard to the determinations made on the amount of land zoned for residential purposes within the plan area. The figures are not binding on the development management process and should not be used to provide certainty on decisions relating to the development management process. The actual amount of housing that may be permitted on a site shall be determined having sole regard to the proper planning and sustainable development of the area and the objectives set out in this plan and in the Wicklow County Development Plan.

2. EMPLOYMENT AND ECONOMIC DEVELOPMENT

Economic Profile

The plan area benefits from being an attractive environment for the development of employment opportunities. These benefits include high quality transportation links, access to a large and high quality skills base, a quantity of serviced and zoned land, an attractive urban environment and high quality telecommunications and broadband infrastructure. Notwithstanding this, it is well acknowledged that the amount of employment generating investment has fallen short of the area's significant potential. This matter is particularly acute in Greystones-Delgany, where a large land bank of IDA land has remained largely vacant over a number of years. This contrasts with Kilcoole, where there has been a higher uptake in the development of employment zoned land, with the more recent development of the Bullford and Network business estates.

For the purposes of analyzing the employment characteristics of the area, the CSO place of work data known as POWCAR data was used to assess employment within the area. Unfortunately, POWCAR results from the 2011 census were not available at the time that the draft plan was drawn up and therefore use was made of the 2006 data. Data from 2006 provides an indication of the employment capacity and potential of the plan area, as this was a time during which the area would have experienced high employment. In summary, the data indicates the following:

- The 'jobs ratio' in Greystones-Delgany was 23% in 2006, which was significantly below the County average of 43%⁴. The settlement is home to a significant number of people who work in 'people based' employment as employers and managers, lower professional and non-manual positions, who are working in jobs located mainly outside of the settlement, most likely, within the Dublin metropolitan area.
- The 'jobs ratio' of Kilcoole was 19%. Most people within the settlement work within the employment categories of commerce, education, health, social work and 'other' and there is generally a broad skills base in the area including people employed within the groupings of non-manual and employers/managers, followed by manual skilled, lower professional and semi-skilled groupings.

Role and Function

The Economic Development Hierarchy of the Wicklow County Development Plan 2010-2016 sets out the strategy for the economic development of all settlements of the county. Under the strategy, the economic function of Greystones-Delgany is to be an attractor for inward investment, targeting foreign and local investment, in a range of 'people' and 'product' based industries. Kilcoole is to perform an economic function as an attractor for local investment in mainly 'product intensive' industries, with some 'people' emphasis. Both settlements are to enhance opportunities for local indigenous enterprise and are to maximise potential associated with their strategic location on the N/M11 transportation corridor.

In addition to the above, regard shall also be paid to the economic development strategy for the area as set out in the Regional Planning Guidelines for the Greater Dublin Area 2010-2022, and the role of Greystones being part of the Bray/Cherrywood/Greystones Core Economic Area. In general, the economic links between these areas are to be strengthened and economic development is to be focused on attracting high technology manufacturing/ services/ knowledge

⁴ The Jobs Ratio is the ratio of the number of jobs in any given geographical area compared to the number of people in the labour force living in that same area.

based sector, building on the economic dynamism and potential associated with its strategic location in the metropolitan area of GDA and the promotion of high density employment uses.

Jobs Ratio Target

It is an objective of the Wicklow County Development Plan 2010-2016 to increase the overall jobs ratio within the county from 46% in 2006 to 70% into the future. In order to contribute to the overall increase in the county jobs target, and having regard to the function of the settlements of Greystones-Delgany and Kilcoole as Level 2 and Level 5 growth towns, it is appropriate to aim to increase the jobs ratio by c. 100% in each settlement, such that the jobs ratio in Greystones-Delgany is to increase from 23% to 50% and the jobs ratio in Kilcoole is to increase from 19% to 40%. This will require the number of jobs in Greystones-Delgany to grow from c.1,671 in 2006 to a target of c.6,000 jobs in 2022. Similarly, it is a target for the number of jobs in Kilcoole to grow from c.320 in 2006 to a target of c. 1,000 jobs in 2022. In considering these targets, regard should be paid to the fact that such a substantial targeted increase in jobs numbers is a long term objective of the Council, likely to extend beyond the lifetime of this plan. Notwithstanding this, this plan has been framed with these targets in mind.

Employment Zoning

There is a need to ensure that sufficient zoned employment land is available throughout the lifetime of the LAP and beyond to meet anticipated needs and to allow for an element of choice. As with the approach undertaken in determining the amount of land zoned for residential use, to ensure continuity of supply, this plan provides enough zoned land to meet the employment needs of the plan area for the next nine years. In this way, the plan provides for sufficient zoned land to meet not just the expected demand arising within the LAP period of six years, but will also provide for the equivalent of three years demand beyond the date on which the current plan ceases to have effect. Accordingly, under this plan, there is a sufficient amount of employment land zoned to ensure that there are no planning impediments to employment expanding up to 6,000 jobs in the settlement of Greystones-Delgany and of up to 1,000 jobs in the settlement of Kilcoole, by 2022.

Employment Zoning: Greystones-Delgany

There is a total jobs requirement of 6,000 jobs within Greystones-Delgany by 2022. Having regard to information from 2006 POWCAR, it is considered that there is existing potential for at least 1,671 jobs within the town. These 1,671 jobs are 'allocated' to land that is already developed as an employment facility, on either employment zoned or non-employment zoned land, in uses including for example town centre, commercial, tourist, community, residential institutions, cultural use. Taking account of opportunities for intensification of use at these existing facilities and the jobs potential arising from new non-employment zonings including community and town centre zonings, it is estimated that there is potential for the creation of at least an additional 250 jobs through these means.

Taking account of the above, there is therefore a need to provide greenfield employment zoned land for 4,079 jobs. Based on employment density assumptions regarding average plot ratio and amount of floor area per employee per use of employment type, Table 2.1 sets out information on lands zoned to provide for the employment needs of the settlement up to 2022. There is an estimated maximum jobs potential for 4,505 jobs on greenfield sites.

Lands zoned E1 at Killincarrig are prioritized for the development of high density people based employment having regard to this strategically important location within approximately 10 minutes walking distance of the DART and town centre facilities. In contrast, it is anticipated

that lands at all other locations could accommodate a mixture of employment opportunities ranging from people and product based employment. All land zonings are located along the R774 (Farrankelly/ Charlesland Road), which provides direct access to the N/M11 corridor.

Table 2.1: Employment Zoned Land in Greystones-Delgany ⁵

Name	Undeveloped Area (ha)	Assumption	Maximum Jobs Potential
E1 zone, Killincarrig	7.2	X 0.75 plot ratio= 54,000sqm/25sqm ⁶ per employee	2,160
E zone, Killincarrig (including east of swimming pool)	c.16.85	X 0.5 plot ratio=c. 84,250sqm/50sqm per employee	1,685
E zone, Charlesland	6.607	X 0.5 plot ratio=33,000sqm/50sqm per employee	660
Total			4,505

Employment Zoning – Kilcoole

There is a total jobs requirement of c. 1,000 jobs within Kilcoole by 2022. Having regard to information from POWCAR, it is considered that there is potential for at least 320 jobs within the town. These 320 jobs are allocated to land that is already developed as an employment facility, on either employment zoned or non-employment zoned land, in uses including for example town centre, commercial, tourist, community, residential institutions, cultural use. Taking account of opportunities for intensification of use at these existing facilities and the jobs potential arising from new non-employment zonings including community and town centre zonings, it is estimated that there is potential for the creation of at least an additional 50 jobs through these means.

Taking account of the above, there is therefore a need to provide greenfield employment zoned land for 630 jobs. Based on employment density assumptions regarding average plot ratio and amount of floor area per employee per use of employment type, Table 2.2 sets out information on lands zoned to provide for the employment needs of the settlement up to 2022. There is an estimated maximum jobs potential for 650 jobs on greenfield sites

It is assumed that employment zoned lands in Kilcoole will mainly accommodate product based employment, with some people emphasis. All land zonings have easy access to the roads network, with links to the N/M11 corridor. It is a long term objective of the Council that lands at Bullford will provide for the development of the Western Distributor Road, which will enhance the road network of the area through the provision of a by-pass of the town centre and enhanced linkage to the Southern Access Route, Greystones.

⁵ Table amended from that published with draft LAP to reflect material alteration No. 9

⁶ Assuming land is used for 'people-based' employment including offices.

Table 2.2: Employment Zoned Land in Kilcoole

Name	Undeveloped Area (ha)	Assumption	Maximum Jobs Potential
E zone, Ballycrone	4.4	X 0.5 plot ratio=64,500sqm /100sqm ⁷ per employee	220
E zone, Creowen	1.3		65
E zone, Bullford	7.2		360
Total			645

⁷ Assuming land is used for mainly product based employment, with some people emphasis.

3. SOCIAL INFRASTRUCTURE

Role and Function

In accordance with the Wicklow County Development Plan 2010-2016, the plan must ensure that sufficient lands are reserved for social and community uses in line with the future development of the area. The Community Facilities Hierarchy, as set out in the development plan, provides an indication of the types of community facilities that should be provided for a population. While Greystones-Delgany is within Level 1 (population range 15,000 – 30,000) and provides a broad range of community facilities, it is noted that Kilcoole is positioned within Level 3 (population range 2,000-7,000) of the hierarchy which provides a narrower spectrum of facilities. In addressing infrastructural shortfalls regard shall be paid to the catchment of each settlement and the need to avoid unnecessary and inefficient duplication of services within the area.

Planning for Schools

Perhaps the most important element of social infrastructure that is required to be provided in tandem with the targeted growth of the settlements of Greystones-Delgany and Kilcoole is the provision of primary and post-primary education facilities. The following analysis of current and projected education need is prepared in accordance with advice received from the Department of Education and Skills, which calculates the extent of primary and post primary need, based on the following assumptions:

- 12% of the population at any given time is of primary school going age.
- 8.5% of the population at any given time is of post primary school going age.
- At primary level, school accommodation is calculated on the basis of a pupil teacher ratio of 28:1.
- New primary school buildings are generally provided in multiples of 8 classrooms. A new school ranging in size from 8-16/16-24 classrooms requires 1.14/1.6ha.
- New post primary schools require 4.86 ha.
- Land take for schools can be reduced through options including multi-campus school arrangements and sharing of school and community facilities.

Primary Education – Greystones-Delgany

There are seven primary schools located within the settlement of Greystones-Delgany. Details pertaining to the current and long term capacity of these schools is set out in Table 4.1 below. Enrolment figures for 2011 indicate that 2,309 pupils are attending the school, representing 13.4% of the settlement's total population of 17,208. Considering that the Department estimates that approximately 12% of a total population is of primary school going age, it is clear that the primary schools in the settlement provide for a wider catchment than the settlement. In this regard, it should be noted that St. Patrick's National School and Delgany National School serve a catchment that includes the Church of Ireland parishes of Greystones and Delgany including the areas of Kilcoole, Kilmurry, Drummin, Kilpedder, Rathdown Upper and Kilquade.

Assuming the continuation of the current trend, it can be assumed that in 2022, there will be a requirement for 3,216 primary school places in the settlement of Greystones-Delgany. Having regard to the long term capacity of the current schools, there is a requirement to provide extra school capacity for 344 places. Having regard to the remoteness of new housing areas at Charlesland, Eden Gate and Farrankelly to existing schools, it is considered that a new school should be located in this area, to serve this population. As such the plan provides for the reservation of land for a new primary school on lands zoned at Charlesland (see AP7: Charlesland Action Plan).

Table 4.1: Capacity of primary schools in Greystones-Delgany

School	Total enrolment 2011/12	Current amount of mainstream classrooms	Long term enrolment
St. Brigid's National School	472	20	472 assuming currently at capacity
St. Kevin's National School	499	18	499 assuming currently at capacity
St. Laurence's National School	561	20	561 assuming currently at capacity
St. Patrick's National School	227	8	227 assuming currently at capacity
Delgany National School	217	8	217 assuming currently at capacity
Greystones Educate Together	211	8	448
Gaelscoil na gCloch Liatha	122	8	448
Total	2309		2872

Primary Education – Kilcoole

Kilcoole Primary School is the only primary school in Kilcoole. The school was established in 2010 and is spread over two sites following the amalgamation of St. Anthony's B.N.S. and St. Brigid's G.N.S. Details pertaining to the current and long term capacity of this school is set out in Table 4.2 below. In 2011 there were 432 pupils enrolled in the school. Based on a settlement population of 4,063, this represents 10.6% of the total population. Considering that the Department estimates that approximately 12% of a total population is of primary school going age, it would appear that not all children from within Kilcoole are attending school within the town. It is likely that this is due to combined reasons including the fact that the school is currently at maximum capacity and the likelihood that a number of students are attending schools outside the area, namely within Greystones-Delgany where there is a wider range of school types.

While it is noted that a certain proportion of children from Kilcoole attend school in Greystones-Delgany area, particularly having regard to the fact that Kilcoole is included within the catchment of the Church of Ireland schools (Delgany Parish); it is also noted that Kilcoole itself serves a hinterland catchment which includes Newcastle, Kilpedder etc. In addition, Gaelscoil na Gloch Liath and Greystones Educate Together provide alternative education choices for Kilcoole residents.

Having regard to the above factors, it is reasonable to consider a population of approximately 7,000 people for the 2022 primary education catchment area⁸. Based on this projected population, 840 primary school places will be required for Kilcoole. Having regard to the capacity of Kilcoole Primary School, there is a need to provide an additional 408 school places. While the extension of this school is in the Department of Education's current programme, it is still considered necessary to reserve sufficient land in this area for one new school. In order to allow

⁸ 2022 target populations for Kilcoole and Newcastle is 5,000 and 1,750 respectively. An additional 250 people represents potential estimated growth.

for flexibility and market choice, two sites are zoned for potential primary school development in this plan:

- lands north of the Holy Faith Convent (zoned CE)
- lands adjacent to Colaiste Chraobh Abhann (zoned CE).

Table 4.2: Current capacity of Primary Schools in Kilcoole

School	Enrolment 2010/11	Current amount of mainstream classrooms	Long term enrolment
Kilcoole Primary School	432	16	432 (assuming currently at capacity)

Post-Primary Education – Greystones-Delgany and Kilcoole

Having regard to the fact that secondary schools generally serve a wider catchment than primary schools, the desire to have a variety of patronage/ethos options within the area, and the relatively short travel distance between the two settlements, a combined assessment of post-primary school provision has been undertaken.

There are two post primary schools within the plan area – Colaiste Chraobh Abhann, located in Kilcoole and St. David’s Holy Faith secondary school, located in Greystones. The overall catchment for post-primary school provision within the plan area includes not only the population within the settlements of Greystones-Delgany and Kilcoole, but also the greater catchment of Newcastle, Newtownmountkennedy, Kilpedder and Kilquade areas. Not accounting for this wider catchment, it is well acknowledged that there is a severe shortfall in the amount of post-primary school places available in the area. This shortfall is particularly acute in the case of Greystones-Delgany, whereby, based on current figures, approximately 67% of the settlement’s population has no option but to attend secondary school outside the area. In this regard, it should be noted that the Department of Education and Skills are to build a new post-primary school at Blacklion, with maximum long term capacity of between 750-1,000 pupils.

Details pertaining to the current and long term capacity of post-primary schools in the plan area is set out in Table 4.3 below. This post-primary educational needs assessment up to 2022 is based on a catchment of approximately 32,750⁹. Assuming that 8.5% of the population at any time require post-primary places, there is a requirement to provide schools for 2,783 students. Taking account of current schools in the area including the proposed new school at Blacklion, current and future provision is made for approximately 1,831 students. Based on these assumptions, there is therefore a shortfall of approximately 952 places within the area.

It is also noted that there may be opportunities for the extension of existing and future schools in the plan area. While these possible extensions could further increase the long term capacity of the three post-primary sites, it is not likely that an additional c.1,000 places can be provided through these means. In light of this, it is considered prudent to reserve an additional site for a post primary school in this area. This plan reserves land at Charlesland for the development of a

⁹ 2022 target populations for Greystones-Delgany is 24,000, Kilcoole is 5,000 and 1,750 for Newcastle. An additional 2,000 people represents potential estimated growth from other areas including some from Newtownmountkennedy. The 2022 target population for Newtownmountkennedy is 7,500. Provision is made in the Newtownmountkennedy LAP 2008-2014 for the development of a post-primary school at Moneycarroll.

post-primary school (see AP7: Charlesland Action Plan). Additional land has been zoned, adjacent to Colaiste Chraobh Abhainn to provide for the possible future expansion of this school.

Table 4.3: Current and future post-primary school provision Greystones-Delgany and Kilcoole

School	Total enrolment 2011/12	Amount of Mainstream Classrooms	Long term enrolment capacity
St. David's Holy Faith Secondary School	479	27	479
Colaiste Chraobh Abhainn	602	-	602
New school Blacklion			750
Total			1,831

Community Buildings

There is a growing demand for the provision of community buildings in Greystones-Delgany and Kilcoole. At present, community space is provided in a range of facilities. Community buildings within Greystones-Delgany includes Shoreline Leisure, Charlesland Community Centre, the parish centre at St. Patrick's Church, the parish centre at Holy Rosary Church, the Presbyterian Church hall on Trafalgar Road, hall at Christ Church in Delgany, facilities at the Masonic Hall on Hillside Road, two Scouts Dens and Greystones Studios. Within Kilcoole, facilities are provided in the parish centre (Scouts' Den) and St. Patrick's Hall (the Foresters' Hall). It is well acknowledged that there is a shortfall of quality community space within Kilcoole. While there are a number of community space options in Greystones-Delgany, it is noted that there is a shortfall of non-commercial facilities that are financially and geographically accessible to all sectors of the community.

Having regard to projected growth in both Greystones-Delgany and Kilcoole, there is a need for additional facilities in both settlements. Objectives are included within the plan to provide for the development of new and improved community buildings. In particular, SOC13 and SOC14 provide for the development of community facilities within Kilcoole at AP9: Bullford Action Plan and as part of large scale town centre developments. In addition, SOC15 provides for the development of a community building to be provided within AP1: Coolagad Action Plan in Greystones.

5. ACTIVE OPEN SPACE

Active Open Space – Greystones-Delgany and Kilcoole

Active Open Space (AOS) will be provided in the plan area in accordance with the Wicklow Local Authorities 'Play Policy' and 'Sports and Recreation Policy' which require that AOS should be provided at a rate of 2.4ha per 1,000 population. A variety of different types of AOS is required to be provided in the plan area so that 66.7% is for outdoor sport and recreation space (e.g. pitches and public parks), 25% for casual play space (e.g. 'kick-about' areas / informal open space within housing areas) and 8.3% for equipped play space (e.g. playgrounds and Multi-Use Games Areas (MUGAs)). Based on these requirements, Table 5.1 sets out the AOS requirements in the plan area up to 2022.

Table 5.1: 2022 Active Open Space Requirements in Greystones-Delgany and Kilcoole

	Greystones-Delgany	Kilcoole
2022 Target Population	24,000	5,000
Required AOS	<p>57ha total</p> <p>38 ha outdoor sport and recreation</p> <p>14ha casual play space</p> <p>4.7ha equipped play space</p>	<p>12ha total</p> <p>8ha outdoor sport and recreation</p> <p>3ha casual play space</p> <p>1ha equipped play space</p>

In planning for the future AOS needs of the area, the following assessment particularly focuses on the requirements for outdoor sport and recreation and equipped play space. As casual play space in the form of public open space is provided as a matter of course in all applications for residential development, it is considered that the requirement of 14ha in Greystones-Delgany and 3ha in Kilcoole, will be provided through the application of the quantitative standards for public open space requirements in the assessment of planning applications for residential development through the development management process.

While the assessment of AOS needs in the area ensures that each settlement is provided with the required AOS, regard is paid to the inter-sharing of AOS within the overall plan area including Greystones-Delgany and Kilcoole. In particular, the equipped play facilities at Shoreline Sports Park (Charlesland) are located at an accessible location between the settlements, to the benefit of both populations. In addition, it is noted that while there are five golf clubs in the area, these golf clubs are a particularly exclusive form of AOS and are not included in the AOS calculations.

Outdoor Sport and Recreation

In order to provide for the 2022 target populations, there is a requirement to provide 38ha and 8ha of land for outdoor sport and recreational uses in Greystones-Delgany and Kilcoole respectively. Tables 5.2 and 5.3 provide details of lands that are currently in use as outdoor sport and recreation facilities and provide details of lands that are reserved under this plan for future outdoor sport and recreation facilities. Land reserved for the future development of outdoor sport

and recreation facilities are located in order to maximize the geographic spread of facilities in the area and to maximize accessibility to housing and transportation routes. As evidenced by this information, acceptable provision is made under this plan for the development of outdoor sport and recreation facilities within the Greystones-Delgany and Kilcoole settlements, to provide for needs up to 2022.

Table 5.2: Current and future planned outdoor sport and recreation provision in Greystones-Delgany

Location	Outdoor Sport and Recreation	Approximate Area (ha)
Knockroe	Shoreline Sports Park, Charlesland (athletics track and pitch)	5
Killincarrig	Greystones Lawn Tennis Club	1.74
Killincarrig	Eire Og Greystones GAA Club (including AOS land adjoining)	4.6
Killincarrig	Greystones Rugby Football Club	6
Killincarrig	Greystones United Football Club	3.7
Rathdown Lower	Greystones AFC	0.69
Burnaby Park	Public Park and Bowling Green	1.64
AP5: Killincarrig Action Plan	Objective for AOS	1.7
AP3: Greystones Harbour and North Beach Action Plan	Public park (planned)	c. 5 (public park) c.6 (heritage park)
AP6: Farrankelly Action Plan	Objective for AOS	4.5
AP1: Coolagad Action Plan	Public park/ AOS	2
Total		42.5

Table 5.3: Current and future planned outdoor sport and recreation provision in Kilcoole

Location	Outdoor Sport and Recreation	Approximate Area (ha)
Woodstock Demesne	Kilcoole GAA	3.5
Knockroe	St. Anthony's FC	2.74 +c. 2ha additional
AP8: Ballydonarea Action Plan	AOS	3
AP10: Sea Road Action Plan	Public park	0.64
Total		12

Equipped Play Space

In order to provide for the 2022 target populations, there is a requirement to provide 4.7ha and 1ha of land in Greystones-Delgany and Kilcoole respectively. Tables 5.4 and 5.5 provide details of lands that are currently in use as an equipped play space and provide details of lands that are reserved under this plan for the development of future equipped play space. This plan provides for the development of a significant amount of new equipped play space within the settlements of Greystones-Delgany and Kilcoole.

Particular focus has been paid to ensure that facilities are provided at a variety of locations so that children in particular have access to playgrounds within close distance of their homes. While it is acknowledged that the allocations in Kilcoole fall short of the 1ha requirement, due regard needs to be paid to the fact that the Shoreline Sports Park in Charlesland is within extremely close proximity of Kilcoole. In order to further increase accessibility to the facility from Kilcoole, an objective is included in this plan to provide for the development of a pedestrian/cycle route ('greenroute'), providing an alternative transportation link between the facility and Kilcoole.

Taking account of the above, it is considered that acceptable provision is made under this plan for the development of equipped play space within the Greystones-Delgany and Kilcoole settlements, to provide for needs up to 2022.

Table 5.4: Current and future planned equipped play space in Greystones-Delgany

Location	Equipped Play Space	Approximate Area (ha)
South Beach	Playground site	0.2
Charlesland	Shoreline Sports Park (MUGA/playground/ skate park area)	3
AP5: Killincarrig Action Plan	MUGA	1
AP1: Coolagad Action Plan	MUGA / playground	2
AP4: South Beach Action Plan	Adult gym	0.2
Total		6.4

Table 5.5: Current and future planned equipped play space in Kilcoole

Location	Equipped Play Space	Approximate Area (ha)
MU2 zone	Playground	0.2
AP10: Sea Road Action Plan	Playground	0.2
Total		0.4

6. TOURISM

Tourism Assets

The Greystones-Delgany and Kilcoole area is rich in natural and built assets which are within easy reach of Dublin and a wealthy market of both local and international visitors. Key assets in this area include:

- An exceptionally attractive coastal setting. In this respect, the Cliff Walk between Greystones and Bray is a well known and popular walk within the wider area and is a significant draw for day-trippers. In addition, the Murrough in Kilcoole is a popular coastal amenity for walkers and bird-watchers. South Beach in Greystones has been awarded Blue Flag status in recognition of high water quality, amenities and environmental management.
- There are a number of golf courses in the area including Kilcoole Golf Club, Greystones Golf Club, Delgany Golf Club and Charlesland Gold Club. Druids Glen Golf Club and Resort is an award winning and prestigious resort, offering tourist accommodation and recreational services to both locals and visitors.
- The Greystones Harbour and North Beach development project is currently underway. The harbour and slipways have been opened to the public. The project also provides for the development of a marina and facilities for clubs, sailing schools and associated commercial and cultural uses overlooking the development. The harbour and slipways are already proving to be a significant draw in the area for touring campervans, day trippers and locals alike.
- Glenroe Open Farm, Kilcoole is a popular family tourist attraction.

To provide for the development of tourism, land is zoned for tourism uses at Druids Glen and Glenroe Open Farm. In addition, tourism and recreational type activities can develop at a variety of locations. Objective TOUR4 provides for the development of a hotel within the settlement of Greystones-Delgany.