



WICKLOW COUNTY COUNCIL

PROPOSED AMENDMENT No. 2 TO THE

GREYSTONES – DELGANY

LOCAL AREA PLAN 2006

**PLANNING DEPARTMENT
WICKLOW COUNTY COUNCIL
COUNTY BUILDINGS
WICKLOW**

DECEMBER 2009

Proposed Amendment No. 2 to the Greystones-Delgany LAP 2006: The proposed amendment entails modifications to the Killincarrig Action Plan (Z2) as set out below.

Reason for the proposed amendment:

Having regard to

- the location of the site in the built up area of the settlement of Greystones - Delgany
- improved road links in this area, including the Delgany Wood by-pass
- the availability of services
- the potential planning gain to the community through the delivery of the improved educational and community sports facilities in conjunction with the delivery of residential units

an increase in the number of residential units that may be developed on the site is considered appropriate and consistent with the principles of sustainable development.

(new text shown in **red**, deleted text shown in **blue strikethrough**)

CHAPTER 9 ACTION PLANS

SECTION 9.2 KILLINCARRIG (Z2)

An Action Plan is proposed for an 11.5 hectare site in Killincarrig (see fig. 9.2); incorporating a backland site, St. Laurence's School and an area of public open space. The site is bounded by residential development to the north namely Kenmare Heights and Kindlestown Park. The eastern boundary is defined by the rear gardens of dwellings fronting the R761. To the south and west the site backs onto Delgany Glen housing development. To the west the site adjoins a collection of single dwellings on large plots.

~~The objective of the Action Plan will be to review the land use zoning and objectives for the lands, and to put forward a sustainable and integrated approach to development. Key considerations in preparing the Action Plan will be:~~ Having regard to the location of the site between the built up parts of Delgany and Killincarrig, improved road links in this area, the availability of services and the potential planning gain to the community through the delivery of the improved educational and community sports facilities in conjunction with the delivery of residential units, residential development at reasonably high density is considered appropriate and consistent with the principles of sustainable development.

This action area shall be developed as a phased residential, public open space and community zone in accordance with the following criteria and indicative layout / phasing map:-

- a) Provide ~~potential~~ for enhancement and expansion of St. Laurence's School and associated facilities, **in particular to provide a new car park of at least 60 spaces and provide direct access from the school grounds to the community sports facilities**
- b) Deliver expanded and improved sports and recreational facilities and public green space. Sports facilities proposed ~~should~~ **shall** be available for use by the general public and St. Laurence's School. Sports facilities ~~should~~ **shall at a minimum** consist of **an** all weather pitch (suitable for soccer / hockey etc) **and a Mixed Use Games Area (MUGA) and a public car parking area (unless the required new school car park can be shown to be suitable / available for this function)**~~and possibly flood-lit facilities.~~
- c) Provide greenroutes across the site, linking Killincarrig, Kindlestown and Delgany.
- d) Protect existing treeline of mature Scots Pine and provide for enhancement of tree planting **insofar is consistent with providing maximum passive surveillance of the open areas from surrounding residences.**
- e) **Suitably re-contour and landscape the lands at the north-east part of the site to render these lands open to maximum passive supervision from surrounding residential areas.**
- f) Allow for new residential development, up to a maximum of ~~40~~ **132** units **on a maximum area of 6ha (average density of 22/ha), including single storey dwellings.**

Such units shall be so located within the Action Area to maximize overlooking of public green spaces, greenroutes and sports facilities.

- g) Access to a limited number of units to be provided via Delgany Glen. The number of units allowable shall be determined following detailed traffic and junction analysis taking into account other zoned lands that may be accessed through this route.
- h) Access to the remainder of the Action Area to be provided from Local Primary Road L-1027 (Delgany – Blacklion), through the provision of new junction south of St. Laurence’s NS, accompanied by associated road improvements (including widening) either side of the new junction, in particular linking the new junction to the Delgany Wood by-pass.
- i) To make a special contribution to recent existing road improvements in the area
- j) The development of this Action Area shall be phased such that the improved educational / community / open space facilities and special contribution to recent existing road improvements in the area shall be delivered in Phase 1, with a maximum of 60 residential units.

Making a submission

The proposed amendment will be on display at the following locations **from Monday 28th December 2009 to Monday 8th February 2010 inclusive, Monday to Friday, excluding Bank Holidays:**

- The Council’s website www.wicklow.ie
- County Buildings, Station Road, Wicklow Town
- Council Offices in Greystones, Mill Road, Greystones

Submissions may be made in one of the following ways:-

Write to: Planning Department, Wicklow County Council, Station Road, Wicklow Town.

Email to: planreview@wicklowcoco.ie

All submissions should be clearly marked **Amendment No. 2 Greystones – Delgany LAP** and should include your name and a contact address, details of any organisation, community group or company etc., which you represent. Please make your submission by **one** medium only, i.e. hard copy, e-mail.

All submissions received up to and including the **Monday 8th February 2010** will be taken into consideration by the Council in deciding upon the proposed amendment. Late submissions will not be accepted.