

Full name Ken McAvoy

Email [REDACTED]

What area does your submission relate to?

Transportation & Infrastructure

Your comments

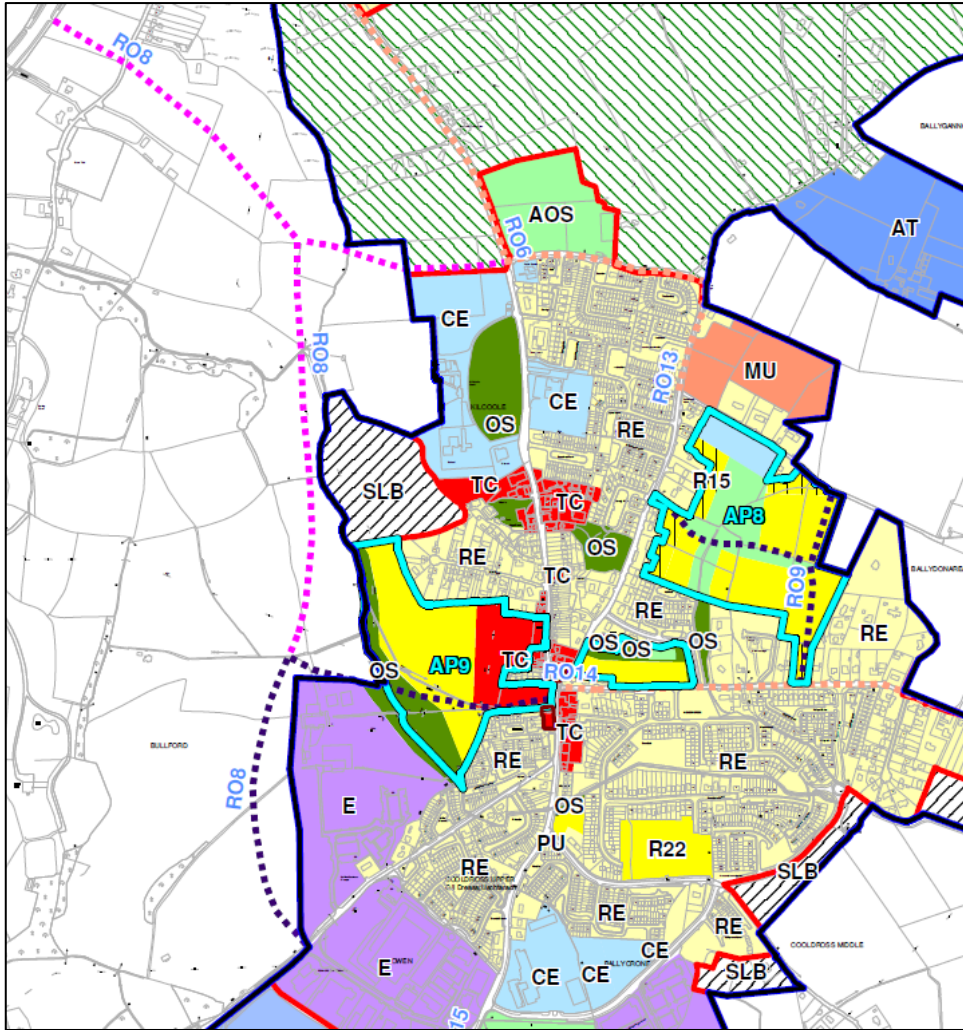
This submission is made on behalf of the Wilson Family of Bulford Farm. Kilcoole

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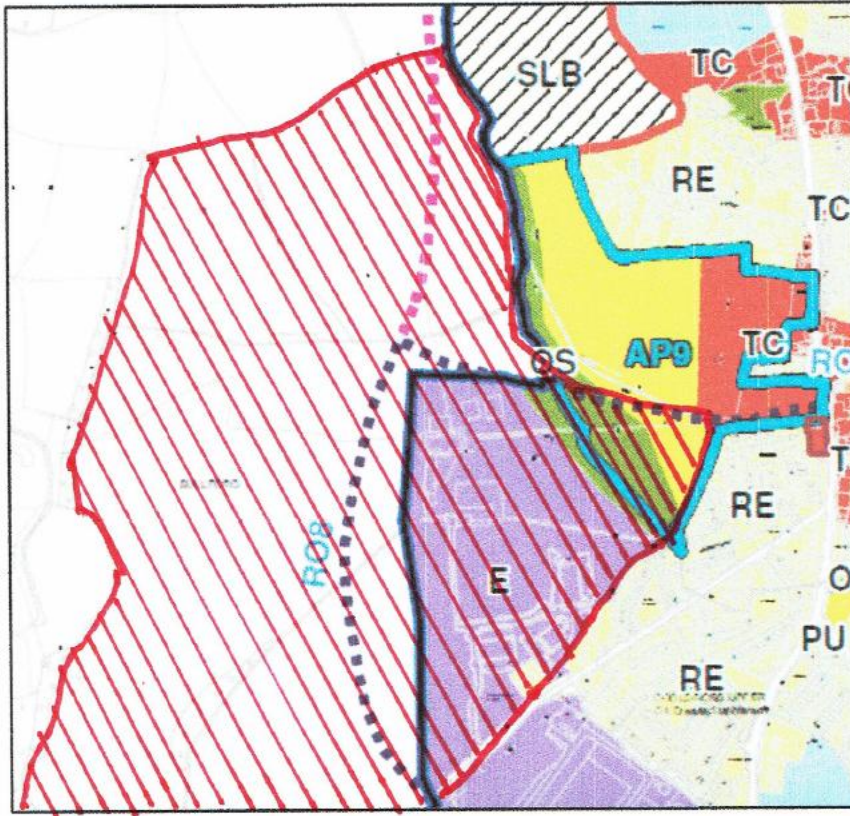
2020-01-08



SUBMISSION TO WICKLOW COUNTY COUNCIL
IN RELATION TO
PROPOSED REVISIONS TO COUNTY DEVELOPMENT PLAN
ON BEHALF OF
THE WILSON FAMILY, BULLFORD FARM, KILCOOLE
BULLFORD FARM, KILCOOLE
BY
3C PROJECT MANAGEMENT LTD, COPPINS, MANOR AVENUE, GREYSTONES A63 HF96

1. INTRODUCTION

Anne Wilson is the owner of a parcel of land in Kilcoole as indicated hatched red on the attached extract from the current County Development Plan



As indicated on the above plan a portion of the lands are zoned for Employment (E).

Partial development of these zoned lands has already taken place in the last few years as can be seen from the following Google Map



However further development is currently constrained by the absence of the proposed Western Relief Road (R08) as set out in the conditions contained in the current Delgany/Kilcoole Local Area Action Plan which states as follows:

Greystones – Delgany and Kilcoole Local Area Plan 2013-2019

| | |
|------------|---|
| R08 | <p>To provide for the development of a Western Distributor Road to bypass Kilcoole. The northern section of the route shall be developed in the long term, with linkage to the R774. It is a long term objective to develop an additional link between R761 intersection with Lott Lane and the Western Distributor Road.</p> <p>To provide for the development of a local access road in conjunction with the development of zoned lands at AP9: Bullford Action Plan and to provide for the development of a through link road from Main Street to the Western Distributor Road. This section of the route is necessary for the opening up of zoned lands (AP9 and E lands at Bullford Farm). Only 50% of development on these lands shall be permitted before the southern part of this road is completed.</p> |
|------------|---|

All Employment related traffic from the Bullford Business Campus exits on to the Kilcoole to Newtownmountkennedy road and hence either on to the Kilcoole Main Street or through the main street of Newtownmountkennedy to reach the N11.

The proposed Western Relief Road (R08) was intended in the current Local Area Plan to address this problem and provide a route for commercial traffic (and residential traffic) out

to the N11 and avoid the need to congest the Main Streets of either Kilcoole or Newtownmountkennedy.

The ultimate development of the R08 will take some considerable time and in the meantime development on the western side of Kilcoole is stagnant.



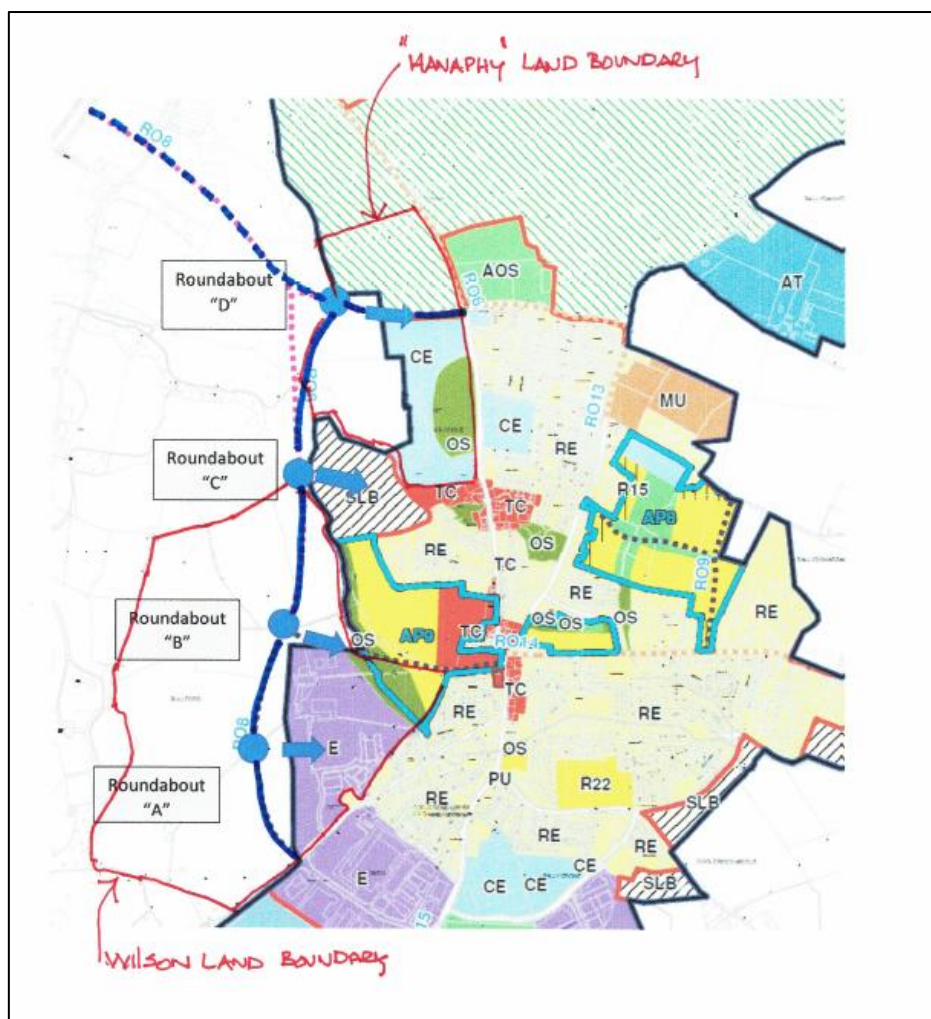
2. SUBMISSION

This submission requests that the amendments to the County Development Plan recognise this road as a priority specifically under the Regional or Local Roads Objectives section of the County Development Plan and in so far as is possible within the County Plan take note of the following issues:

- Indicate the road as a single carriageway "By-Pass" Road from the Druids Glen/Woodbrook Road generally along the alignment of the current Plan and as shown on the following plan
- Provide for a series of roundabouts along the road as indicated providing access to the relevant developments:
 - Roundabout A – Bulford Business Campus
 - Roundabout B – to Kilcoole Town Centre and AP9 Lands
 - Roundabout C – to SLB Lands
 - Roundabout D – back to the R761 and hence to the Southern Cross and N11 with future service to the N774 and also to service the CE lands at the convent
- In this way all of the proposed and current developments along the western side of Kilcoole can gain access to the N11 by using this "By-Pass" road to gain access to the R761 and hence a short distance to the R774 and on to the N11
- It is submitted that this road does not need to be as significant as may have been originally envisaged and could be of a local distributor status as shown below



- 90% of the alignment of this road can be achieved within the land ownership of 2 parties (Anne Wilson and Paula Hanaphy), both of whom will be amenable to facilitating the construction of the road



Submitted on behalf of

The Wilson Family, Bulford Farm, Kilcoole, County Wicklow
By

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8th January 2020