



Greystones-Delgany & Kilcoole Local Area Plan Submission - Report

Who are you:	Agent
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Topic

Compact Growth - Housing - Population Growth

Submission

This submission is made in relation to the Delgany Village. We would contend that it is appropriate to retain the Village Centre (VC) zoning for Delgany Village, as it accords with the principles of consolidation and sequential development.

In relation to density of development within the village, we would highlight that higher densities would not be appropriate, as this would adversely affect the character of village. In this regard we would draw the Council's attention to Table 3.3. of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, which identify appropriate densities in Metropolitan towns and villages. In relation to villages it states:

"Metropolitan Area - Village (<1,500 population)

Metropolitan Villages are small in scale with limited infrastructure and services provision. These settlements are identified for incremental growth that takes account of the capacity of existing services and infrastructure (including public transport and water services infrastructure). Density should be tailored to reflect existing density and / or built form but should not generally not fall below 25 dph." Due regard should therefore be had to the density provisions of the Guidelines.

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