

	<h1>Greystones-Delgany & Kilcoole LPF Variation No.4</h1>
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Who are you:	Private Individual
Name:	Paraic McGarty and Emily Joyce
Reference:	GDKLPF-134724
Submission Made	June 19, 2025 1:55 PM

Choose one or more categories for your submission. Please also select which settlement you wish to make a submission / observation about.

- Proposed Changes to Volume 1 of the Wicklow County Development Plan 2022-2028
- Proposed Changes to Volume 2 of the Wicklow County Development Plan 2022-2028

Local Planning Framework PART A Strategy

- A.2 County Development Plan strategy for Greystones – Delgany & Kilcoole
- A.3 Factors influencing future development options
- A.4 Overall strategy

Local Planning Framework PART B Settlement Specific Objectives.

- B.2 Residential Development

Write your observations here:

See attached

Please select which town you want to comment on:

Greystones/Delgany, Kilcoole

Observation relevant to the settlement:

see attached

Upload a File (optional)

Submission for Consideration -Greystones Delgany Kilcoole LPF - Emily Joyce & Paraic McGarty.pdf, 0.33MB

Wicklow County Council
County Buildings
Whitegates
Wicklow Town
A67 FW96

17th June 2025

RE: GREYSTONES, DELGANY AND KILCOOLE LOCAL PLANNING FRAMEWORK

To whom it may concern,

We write to make a submission on behalf of Mr. Páraic McGarty and Ms. Emily Joyce regarding a one-acre site on Bellevue Hill Delgany, Co. Wicklow.

These lands have previously had permissions granted on them 08/1850, 10/2992 and 14/1637 granting three number dwellings. One dwelling is built on site, one has recently commenced under 23/60520, leaving the subject site vacant.

Emily and Páraic intend to return to Ireland from New York presently. Emily is a Delgany native with deep roots in the area, please refer to the attached letter from Emily and Páraic. Páraic is a native of Kerry returning to Ireland.



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Contact

Michael Browne
Luis Reis
John Healy

Chartered Engineer, M.I.E.I M.I. Struct E, Dip. Const., Law, Dip. EIA Mgmt.,
B Arch. MRIAI
Dip Arch. Tech.

They request that the lands shown on the attached map be zoned RH1 – New Residential in order to facility them seeking planning permission and building their family home on the proposed site.

Given that the site already had permission granted previously for one dwelling and is in effect infill we suggest that RN1 Zoning for one dwelling would be appropriate. The site is adjacent to Delgany village (approx. 800m) and we suggest that permitting Development for one dwelling would be in keeping with the proper planning and sustainable development of the area.

Yours Faithfully

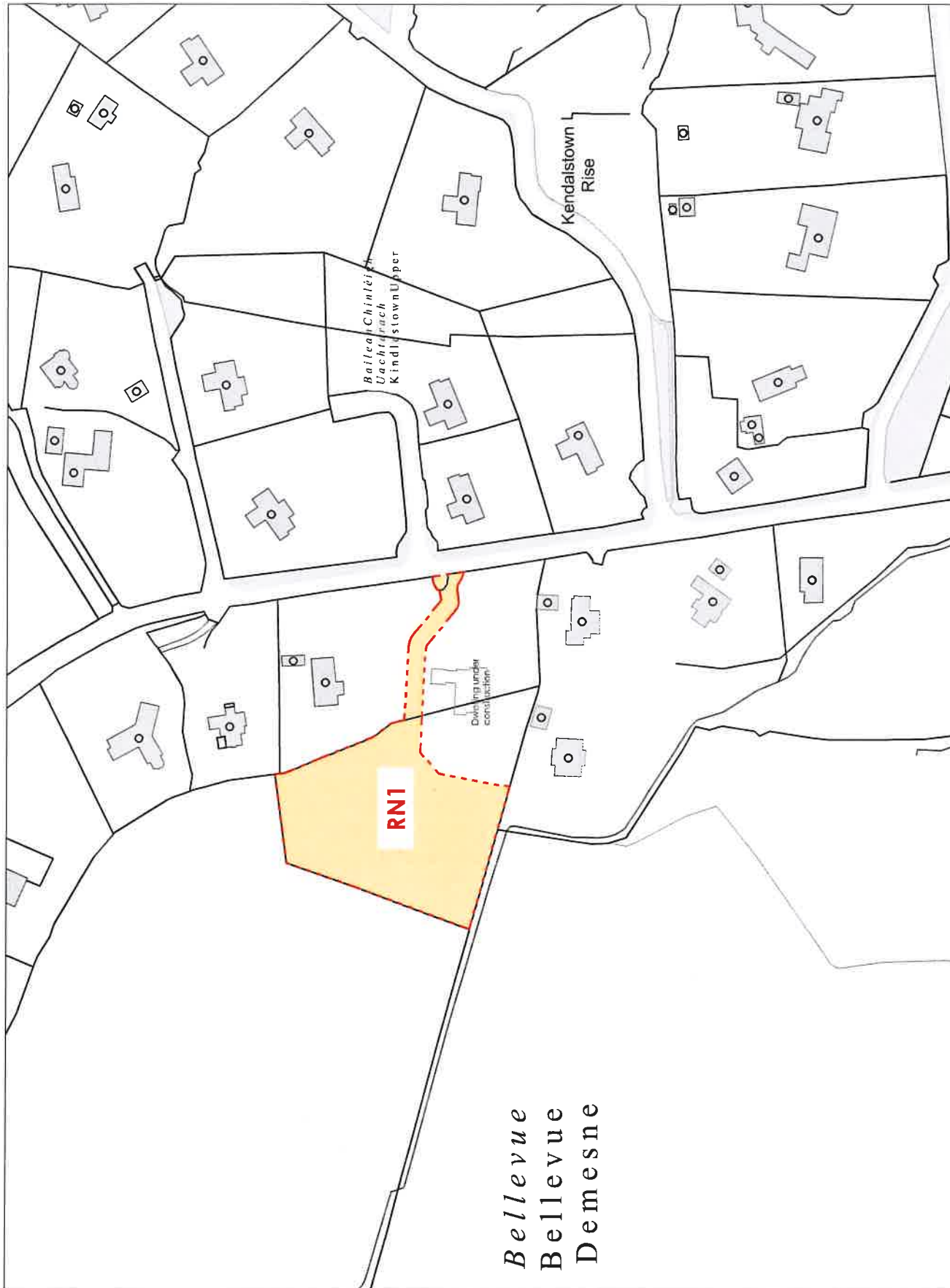


Michael Browne

Enc.

NOTE: Dashed **RED** line indicates parcel of land proposed to be zoned Residential (RN1).

RN1



PROPOSED LANDS AT BELLEVUE - Scale 1:2500

bba architecture

SUITE 3, EDEN GATE CENTRE, DELGANY, Co. WICKLOW
TEL: 2876949 / 2876950 FAX: 2873521

E MAIL: info@bba.ie

NOTE: Map produced for diagrammatic purposes only. Do not scale.

To Whom it may concern,

We write as returning emigrants with deep local roots and professional experience in real estate development, to respectfully request that the site we have recently purchased at Bellevue Hill (Site B) be rezoned from "Agriculture" to "New Residential" in the forthcoming Greystones / Delgany Local Planning Framework (LPF) 2025. This rezoning is critical to allow us to apply for planning permission to build our family home, and it aligns fully with the objectives and context of the draft LPF as well as broader national and regional planning policies.

1. Our Local Connection and Long-Term Commitment

- **Emily's deep roots in Delgany / Greystones:**

Emily grew up in Delgany Glen (1997–2005) and Eden Gate (2005–2016), attending Delgany National School. Her family—grandparents, parents and wider relatives—have lived and contributed to the local community for over 60 years: volunteering with local charities and PTAs, serving as treasurers or committee members of community and sports clubs, and supporting local initiatives. Her mother attended St. David's in Greystones, and Emily herself has lifelong friendships and community ties here.

- **Our shared journey and return:**

Emily and I met at Trinity College Dublin, studying Business & Economics. We have spent the past decade living and working in New York, where I have developed extensive experience in real estate development, including the construction process, compliance with planning regulations, and delivery of sensitively designed homes. Last year, on August 30th, we married, and it is our heartfelt desire to return permanently to Delgany to build our life—and family—in the place we both deeply value.

- **Professional background aligned with responsible development:**

I grew up in Ardfert, Co. Kerry, where my parents built their own home on rural land; this has given me firsthand appreciation of rural-to-residential transitions when managed properly. In my professional role in real estate development in the U.S., I have worked on projects requiring rigorous site evaluation, infrastructure coordination, high standards of design, and ongoing community engagement. I intend to apply that experience here, ensuring any development on Bellevue Hill is high quality, sustainable, and respectful of local character.

- **Long-term residency, not speculation:**

We intend to use the site exclusively for our family home. There is no intention to sell or develop multiple units for profit. We plan on starting a family in the near future and want to move to and build out our family home. Our commitment is to live here long-term,

invest in the local economy, and contribute actively to community life in Delgany/Greystones.

2. Site Context and Existing Infrastructure

- **Previous planning Approval 14/1860**

PLANNING & DEVELOPMENT ACT 2000-2010 (as amended)

NOTIFICATION OF DECISION TO GRANT

Norman, Geraldine, Lorraine & Leah Hewson
C/o c/o Martin Noone
136 Lower Georges Street,
Dun Laoghaire,
Co. Dublin

Planning Register Number: 14/1860
Valid Application Received: 23/09/2014
Further Information Received Date: 13/05/2015

- All services have been approved and suggested by Wicklow Coco in relation to this site and we intend to satisfy all of the previously suggested and approved services.
- We are good with all 14 conditions laid out in the previously approved planning 14/1860

- **Location and subdivision context:**

The site at Bellevue Hill (Site B) is one of three subdivisions. One lot has had a house built for over 30 years, another is under active construction, leaving our lot as the final parcel. Historically, planning permission was approved on this site (14/1860), demonstrating its suitability and we intend to remain in agreement to the previously approved planning conditions where necessary.

- **Serviced and ready for residential use:**

Crucially, services (water, sewer, electricity) are available at the street. Footpaths and street lighting are already in place across the road. Given the surrounding residential development, it is anomalous for this lot to retain rural restrictions, as infrastructure capacity exists and the site logically extends the adjoining residential pattern.

3. Alignment with Draft Greystones / Delgany LPF 2025

- **Sustainable design and protection of amenities:**
Any planning application we submit will adhere to Wicklow County Council's

development standards: appropriate scale, sensitive design, landscaping to protect existing natural features, and measures to maintain residential amenity (e.g., respecting privacy, sunlight, drainage, and biodiversity). We will engage with any guidelines on building heights, setbacks, materials, and energy efficiency.

- **Minimal additional demand on services:**

As services already reach the site, rezoning will not necessitate significant new public infrastructure. This aligns with LPF objectives to optimize use of existing infrastructure capacities, limiting pressure on roads, water, and waste networks while facilitating family homes. We will maintain all previously requested conditions with the previous planning approval 14/860.

- **Contribution to balanced community:**

Our one-family home helps meet the demonstrated need for housing for returning emigrant families and local people wishing to stay in or return to Delgany. We will actively participate in and contribute to local community groups, schools, sports clubs, and charitable initiatives, as Emily's family has done for decades.

4. Justification and Benefits

1. **Efficient use of land:**

Rezoning a serviced site adjacent to existing residential development is the most efficient and sustainable use of land. It prevents leapfrogging into greenfield areas farther out, reduces sprawl, and supports consolidation of the settlement boundary.

2. **Support for demographic objectives:**

With many families seeking to return from abroad or remain locally, there is an ongoing need for family-sized homes in Delgany/Greystones. Our proposal directly addresses that need without speculative overdevelopment.

3. **Alignment with LPF housing targets:**

The LPF aims to identify "New Residential" lands to meet Core Strategy housing targets within the plan period, while providing flexibility. Our rezoning request contributes to the pool of ready-to-go residential land.

4. **Minimal infrastructure cost and environmental impact:**

Existing footpaths, street lights, water, sewer, and power connections serve the site. Incremental environmental impact is low compared to opening a completely new greenfield site. Future home design will incorporate sustainable features (e.g., energy efficiency, rainwater management, biodiversity-friendly landscaping).

5. **Community benefit and social cohesion:**

As long-term residents committed to active community participation, our presence will

strengthen local networks. Emily's longstanding family involvement demonstrates continuity; our return will further support local schools, clubs, and volunteer groups.

5. Proposed Next Steps

- **Rezoning request:**
We respectfully request that Wicklow County Council and the elected members of the Greystones-Delgany Municipal District consider amending the zoning of Site B, Bellevue Hill, from "Agriculture" to "New Residential", in the final LPF maps.
- **Pre-application engagement:**
Pending rezoning, we will engage in pre-application discussions with planning staff to understand any specific requirements or design guidelines for Bellevue Hill. We welcome any feedback on design, density, landscaping, and community integration.
- **Submission during consultation:**
Please accept this letter as our formal submission during the consultation period (submissions invited from 9 May to 20 June 2025) on the Draft LPF (reference 0 [wicklow.ie](https://www.wicklow.ie)). We are available to meet in person or virtually to discuss further.

6. Conclusion

We appreciate the Council's efforts to prepare a balanced and sustainable Local Planning Framework for Greystones/Delgany. Given our strong local ties, professional experience in responsible development, and clear intention to build and reside in a single family home, we believe rezoning Bellevue Hill Site B to "New Residential" is fully justified and beneficial to the community and the County's housing strategy.

Thank you for considering our request. We look forward to positive engagement as the LPF process advances and would be grateful for the Council's support in delivering a sustainable family home in Delgany.

Yours sincerely,

Emily & Páraic