



Greystones - Delgany & Kilcoole Draft LPF Amendment Stage Submission - Report

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Topic

LAP - Proposed Material Amendments No 26 Submission

Submission

This area of land ought not to be zoned from being rural land outside the LPF into AOS. It comprises a rural field and forested area with no sewage, services or other utilities. Once the land is zoned and changes from being rural land, its use and designated zoning could change again if the proposed playing pitches prove unviable (which they will be unviable due to the gradient on the lands).

The forested section of the land contains mature trees, some of which were felled recently, and a stream which was disturbed and made run over mud and open ground.

The open field section of the land is at a gradient and is completely unsuited to an AOS zoning or for playing pitches / fields. For any viable playing fields or pitches to be built would require massive earth works, embankments, and retaining walls which will be completely of character and against the proper planning and development for such a rural area and may lead to water run off into the said stream. So far the proposed AOS zoning is silent on whether floodlights are proposed to be installed on any pitches, but same will have a

severe negative impact on the rural character of the surrounding area and the resident bats and other wildlife will thereby be disturbed.

There is also no provision in the proposed AOS zoning or elsewhere in the proposed LAP changes for any form of traffic calming on Bellevue Hill, such as ramps, traffic islands at all junctions, or yield/stop-go traffic island. This is already urgently required, and should the proposed AOS zoning go ahead that will lead to more traffic using Bellevue Hill to use the playing pitches which will add to the burden of traffic upon existing residents, pedestrian, and equine users, not to mention any children or young people walking to the proposed AOS zoned area. On Bellevue Hill cars regularly exceed the current speed limit - the most recent WCC traffic survey (2024) shows the average speed is 57 km/hr (in excess of the speed limit of 50 km/ hr) and that the 85th percentile speed is 69 km/hr on a 50 km/hr road! There has already been a 40.2% increase in traffic on Bellevue Hill from 2010 to 2024. Concrete traffic calming measures must be in place regardless of the proposed zoning change, but certainly if it goes ahead.

I submit that the Council ought to refuse the proposed zoning of currently rural land into the urban zoned area for AOS or any other zoning designation.

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