



Proposed Variation No. 7 to the Wicklow County Development Plan Submission Report

Submission Details

Ref	VAR7-094419
Who Are You?	Private Individual
Name:	Triona Sheeran
Submitted Time:	September 15, 2026 9:51 AM

Proposed Variation Parts

Topic	Part 1: Proposed Variation to town / settlement zoning maps and, where relevant, proposed new or amended site specific policy objectives.
Submission	1. Level 3: Greystones-Delgany

Topic	Part 2
Submission	Changes consequent to Chapter 3 (Core Strategy) of the County Development Plan

Topic	Part 3
Submission	2. A. Draft Strategic Environmental Assessment Environmental Report 3. B. Draft Natura Impact Report 4. C. Strategic Flood Risk Assessment 5. D. Call for Sites – Summary of Assessment

Write your observations here:

Re development proposed to rear of Seabourne (mill road) Charlesland
[REDACTED] this varied proposals are extremely worrying

1. The proposed entry Via Seabourne will cause havoc to residents both during construction and then when it's open. It's always challenging to get in and out at this roundabout . It's already challenging sometimes to find parking in this private Reid nerd only parking . Ev charging is to be installed in your proposed access route which would be extremely disagreeable to residents if it wasn't to go ahead .
- 2, dust and fumes and ongoing Josie pollution has not been catered for
3. This is a flood area and serious concerns as to weather any mitigation to prevent flooding to Swabourne residents
4. Already water shortages which hasn't been addressed for residents
5. This area is already intensely developed with little green space , school , medical and other facilities so whilst the green area walkway and park are welcomed the housing development is not in Greystones interest
- 6, it is not sustainable to have these access routes thrive a private residential area where children play here with elderly
7. Biodiversity this is a nature area to the proposed development land with species of birds large why of hedgehogs and other . A biodiversity report needs to be done before any re-zoning this area .as a matter of priority
8. The proposals show the removal of trees to the boundary which will effect flooding (area at Seabourne already prone to flooding) and security and privacy of all 300 plus residents of Seabourne thus trees to journeys must be

kept