



Greystones-Delgany & Kilcoole Local Area Plan Submission - Report

Who are you:	State Body
Name:	Land Development Agency
Email Address:	[REDACTED]
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Topic

Compact Growth - Housing - Population Growth

Submission

Please see the attached submission

File

LDA Submission on Greystones Delgany and Kilcoole Local Area Plan.pdf, 0.69MB

Greystones-Delgany & Kilcoole LAP,
Administrative Officer,
Planning Department,
Wicklow County Council,
Station Road, Co.Wicklow.

31st January 2024

RE: Draft Local Area Plan (LAP) for Greystones-Delgany and Kilcoole Local Area Plan (LAP)

A Chara,

The Land Development Agency (LDA) welcomes the opportunity to participate and engage with the Local Authority on the preparations of a Local Area Plan (LAP) for Greystones-Delgany and Kilcoole. The LDA is a commercial, state-sponsored body that had been set up by the Government and has two main functions:

- Coordinating appropriate State lands for regeneration and development, opening key sites which are not being used effectively for housing delivery; and
- Driving strategic land assembly, working with both public and private sector landowners to smooth out peaks and troughs of land supply, stabilising land values and delivering increased affordability.

The enactment of the Land Development Agency Act 2021, which established the LDA, marks a historic move to identify and use certain relevant public lands to provide for housing and affordability needs into the future. It is imperative that the role, mandate and ability of state lands to deliver residential development forms part of local policy in the forthcoming LAP and it is within this context that the submission is set out.

1. Growth Strategy

The LDA is committed to the concept of compact growth and brownfield development and our primary function is to progress the development and regeneration of large-scale, strategic sites to increase the supply of housing in the State, particularly affordable and social housing. The Register of Relevant Lands and Report on Relevant Public Land facilitate the identification and assessment of the potential of relevant public land to provide affordable housing, both now and in the future. This is integral to identifying state land for potential residential communities as the lands identified comply with the overarching themes, which are used to identify suitable sites.

Further to this “Housing for All – A new Housing Plan for Ireland, 2021” sets out that the Land Development Agency (LDA) will play a key role in the provision of affordable housing on private as well as public lands.

In this regard, it should be noted that the LDA, in association with Cairn Homes, currently manages 142 Cost-Rental homes in Archers Wood, Delgany. This represents an important first step in the provision of affordable housing in the Wicklow County Council functional area. It is considered that the LDA can support the delivery of affordable homes in the plan area, and it is considered that a specific objective should be included to support the LDA in bringing forward land(s) for the delivery of affordable housing.

2. Quality Homes and Sustainable Communities

The LDA strongly supports the recent publication of the Section 28 Compact Sustainable Settlement Guidelines 2024, which will help realise the objectives of the National Planning Framework and will deliver on key actions outlined in the Housing For All 2022 Plan and Climate Action Plan 2023. The LDA welcome the approach under the compact sustainable compact growth guidelines for revised housing standards aimed at delivering a wider range of housing and particularly low-rise, mid-density typologies.

In the Issues Paper, under the theme of ‘Housing- Population- Compact Growth’ the Planning Authority has requested submissions on the best way to accommodate the future housing needs of Greystones-Delgany and Kilcoole. The LDA endorses the focus on supporting the role of the Town Centre in a compact fashion and will be reviewing the potential suitability of publicly owned lands within the Plan area for the provision of affordable housing. The permissibility of such lands for the provision of affordable housing, within the land use zoning matrix, will be a key priority for the LDA.

3. Cost Rental Housing

The LDA is committed to the delivery of quality cost rental homes at scale. Cost rental is a new rental option that is supported by the Department of Housing, Local Government, and Heritage and the Affordable Housing Act 2021. It is noted that Cost Rental is not fully understood as a tenure of housing with decision-makers and the public. Cost-rental housing and affordable-for-sale housing provide affordable rented accommodation to people on middle incomes. It is aimed at people who are above the threshold for social housing but have difficulty affording private rented accommodation or purchasing their first home.

In cost rental, your rent covers the cost of the construction, management, and maintenance of the new home. Cost rental offers you a long-term, secure tenancy that is more affordable. Over the period up to 2026, Housing for All commits to the delivery of 10,000 cost-rental homes in urban centres by local authorities, approved housing bodies (AHBs), and the Land Development Agency (LDA). The cost rental model of housing needs to be recognised and supported as a housing tenure in the policies and objectives contained within the LAP.

4. Retailing and Town Centre First

The LDA welcomes the Planning Authority’s support for the town centre, which is in line with the policy as set out in the National Planning Framework (NPF) and ‘Town Centre First – A Policy Approach for Irish Towns’ (DHLGH and DRCD, February 2022). The LDA is committing to engaging and working with the Town Centre First Team at a national level and at a local authority level. The LDA has a commitment to develop brownfield sites in towns and will actively engage with the Council and other state authorities to identify the potential for the reuse of vacant and underutilised town sites.

In this regard, the LDA would draw the Council’s attention to Action 9 Town Centre First Policy Document which sets out the commitment of the LDA “to support the Town Centre First Objectives in

the developments they are involved with in town with a population of over 10,000". It is considered that this objective should be reflected in the Local Area Plan.

5. Climate and Movement

The LDA welcomes the proposed policy approach to reduce and minimise car parking based on location and access to services by public transport, walking and cycling. The LDA supports policies to transition to low-carbon developments. The LDA is committed to development which shall be designed to encourage a more sustainable form of living, which supports the development of new communities and associated facilities and/ or the enhancement of existing communities and facilities without undue reliance on the private car.

The National Planning Framework, National Development Plan, S.28 Guidelines for Planning Authorities, and Regional Spatial and Economic Strategies, share the objective of facilitating and promoting more sustainable transport. In addition, the Climate Action Plan is also seeking to reduce transport carbon emissions by 20%, which will include reductions in travel demand and journeys by private car. The LDA has an opportunity to be a demonstrator of innovation and help magnify behavioural change through the pursuance of integrated modal shift in the redevelopment of relevant public lands located in the most sustainable locations.

The LDA support alternative modes of transport and reduced car parking provision on site and policy provision and objectives within the LAP should reflect the national policy hierarchy and clarity on development management standards as they relate to car parking, EV charging points, micro-mobility vehicle and parking storage provision.

The LDA requests that the submission be taken into consideration in the preparation of the Draft Greystones-Delgany and Kilcoole Local Area Plan and the LDA looks forward to working with the Planning Authority and other stakeholders.

Yours faithfully,



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