

	<h1>Greystones-Delgany & Kilcoole LPF Variation No.4</h1>
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Who are you:	Private Individual
Name:	Paul & Renee Sutton
Reference:	GDKLPF-085034
Submission Made	June 19, 2025 9:07 AM

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

Local Planning Framework PART B Settlement Specific Objectives.

- B.4 Tourist Development
- B.6 Heritage, biodiversity and green infrastructure
- B.8 Land Use Map and Zoning

Write your observations here:

To Whom It May Concern,

We welcome the opportunity to make this submission on behalf of our clients, Paul and Renée Sutton, in relation to the forthcoming Greystones–Delgany and Kilcoole Local Area Plan (LAP).

The lands in question, as shown on the enclosed maps, are located just outside the current LAP boundary. This submission proposes the extension of the town boundary to include these lands, along with a rezoning to facilitate a unique and integrated vision that supports local sustainability, tourism, biodiversity, and community development.

Our request specifically includes:

- Inclusion of our clients' land within the revised LAP boundary;
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 - a. Agri-tourism and visitor accommodation;
 - b. A designated residential area along the proposed feeder/link road;
 - c. Community orchard and amenity space.

1. Context and Rationale

The proposed lands are adjacent to indicative greenway routes shown in the current LAP. These lands serve as a natural connection between the coastal zones of Greystones and the upland areas of Kindlestown Hill and beyond, offering significant potential as a green infrastructure corridor.

With the appropriate planning framework, this location can accommodate:

- A multi-functional greenway link;
- A community-led orchard and food forest;
- Eco-sensitive accommodation in the form of off-grid pods; and
- Low-density, sustainable housing designed in harmony with the landscape.

These uses are consistent with national and local policy goals concerning climate action, sustainable tourism, community well-being, and compact growth.

2. Greenway Integration

Our client is actively collaborating with Sustainable Greystones to deliver a greenway route extending from Greystones town centre through Blacklion, Coolagad and up to Kindlestown Woods. This would create a unique "coast to

mountain” experience, linking the Cliff Walk to the Sugarloaf via the Sutton lands. The inclusion of these lands in the LAP provides a vital missing link in the greenway network, offering potential for dedicated cycling and pedestrian trails, as well as integrated stopping points, all within a carefully managed natural setting.

As demonstrated in successful examples like the Waterford and Great Western Greenways, visitor infrastructure such as rest areas, small-scale accommodation, and amenities are essential to maximising the utility and appeal of greenway routes.

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In partnership with Sustainable Greystones, our clients have committed approximately 3 acres to establish the Greystones Community Orchard & Food Forest (GCOFF). While not directly tied to LAP land use zoning, this project exemplifies the sustainable vision for the land and shows strong community benefit.

Progress to date includes:

- Site investigations and a masterplan study by Foodtree, funded by Codling Windpark;
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- Potential funding of up to €100,000 through the Community Climate Action Fund (CCAF);
- Collaborative efforts to secure a greenway route through the lands to provide access for the community and essential vehicles.

The GCOFF will act as a multi-functional community hub, supporting biodiversity, education, food security, and wellness. Its success depends on the inclusion of these lands within the LAP and the establishment of the greenway connection.

4. Off-Grid Visitor Accommodation

The LAP highlights a shortfall in visitor accommodation in the Greystones area. Our clients propose a small cluster of off-grid “pod-style” units, carefully integrated into the hillside, offering high-quality, low-impact tourism infrastructure.

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This approach aligns with best practices in sustainable rural tourism and offers a unique selling point for Wicklow's green economy.

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Our vision includes:

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This type of development offers an alternative to suburban sprawl, encouraging character, place-making, and environmental responsiveness.

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A detailed pre-planning submission was made to Wicklow County Council for the proposed pod accommodation. The response was cautiously positive, noting infrastructure (roads) as a key consideration. By incorporating the greenway, orchard, and housing proposals into a coherent, multi-use plan, the issues raised can be proactively addressed.

Conclusion

We respectfully request that Wicklow County Council:

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We would welcome the opportunity to further engage with the Planning Authority to refine these proposals and contribute meaningfully to the sustainable future of the Greystones-Delgany and Kilcoole area.

Yours sincerely,
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Greystones/Delgany

Observation relevant to the settlement:

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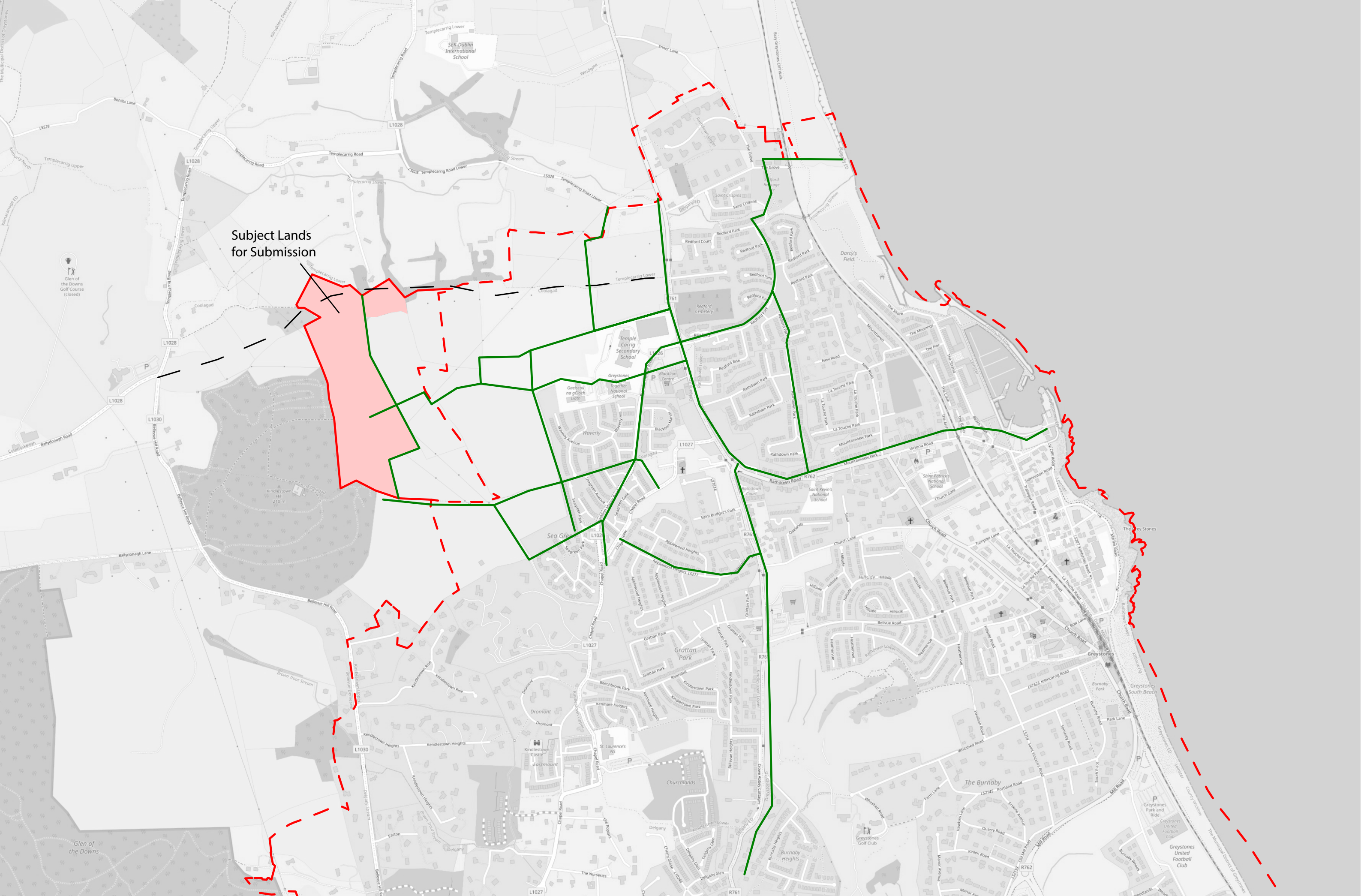
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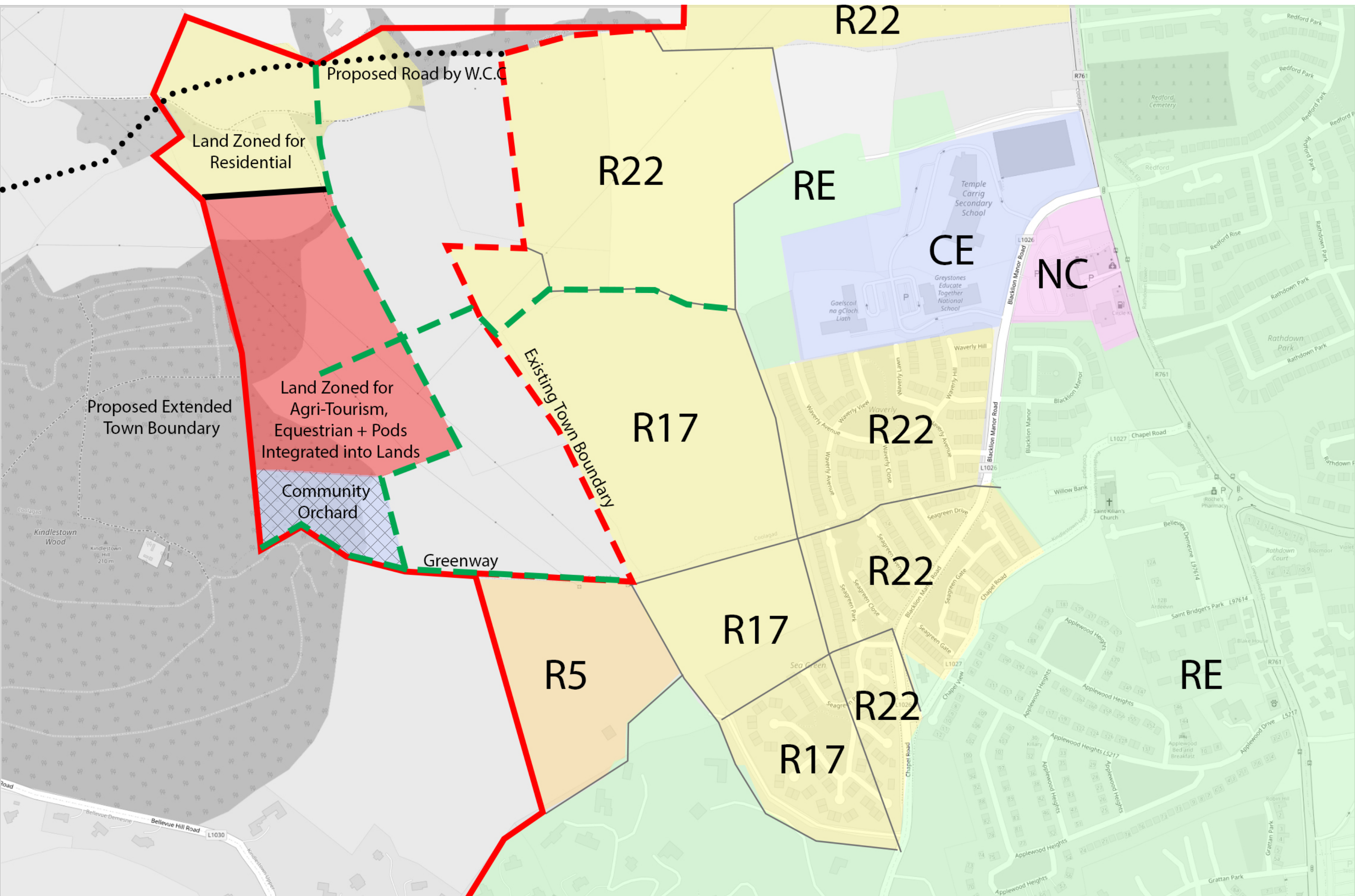
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Alan Farrelly

[Upload a File \(optional\)](#)

Blacklion Zoning-2 (3).pdf, 4.48MB



Subject Lands
for Submission



WICKLOW COUNTY COUNCIL
APPLICATION FOR PRE-PLANNING QUERY

The applicant is advised to familiarise themselves with the policies, objectives and development standards of the Wicklow County Development Plan and any other relevant development plans prior to submitting a pre-planning query.

Name of Applicant: PAUL SUTTON

Address: CLEEVE HILL, DELGANY
GREYSTONES, CO WICKLOW

Telephone Number: 087 2470036

Email address: PAUL@PENDLESTONE.COM

Location of proposed Development: COOLAQUAD, TEMPLECALLIG, CO WICKLOW

Nature and extent of Proposed development: GLAMPING SITE

Applicant's legal interest in the site: OWNER

If not the owner of site, Name and address of Owner: _____

If applicant is not owner of the site, a letter of consent to a pre-planning query must be submitted by the owner of site with this application.

I declare that all the information provided on this form, to be true and accurate.

Signed: Paul Sutton Date: _____

Documents to be submitted with this application:

Site location map, (Ordnance Survey if possible)
Site layout map,
Sketch drawings of proposal (if appropriate).
Detailed outline of the proposal.

Please note that while it is not necessary to have the above prepared by an architect/agent, it is advisable to submit as much detail as possible.

1. Background

We own a 38-acre farm on the side of Kindlestown Hill, backing onto Kindlestown Wood and overlooking the harbour in Greystones. We currently utilise the land as horse farm rearing and selling thoroughbred horses. Since we purchased the land in 2006 from my uncle, I'm fourth generation Sutton to farm the land, we have installed an 8 stable indoor barn and an all-weather exercise arena. We have also subdividing about 25 of the 38 acres into post and rail paddocks. Even though the land is east facing overlooking Greystones access to the farm is off a private lane on the Templecarrig to Delgany road, near the Glen of the Downs golf club.

2. The Concept

We can't for a minute claim to have undertaken exhaustive market research as yet but having grown up and lived in the Greystones area all my life and seen it develop over the past 15 years, I am amazed about the lack of overnight accommodation available to visitors and tourist in and around the area. Greystones doesn't even have any decent bed and breakfast options for visitors let alone a small to midsize boutique type hotel.

For the past 2 years my wife and I have been talking about installing a number of Pods to provide people with short time self-catering type accommodation on our farm but didn't have the financial resources at the time to be able to start this. We have earmarked a part of the 38 acres that backs against Kindlestown Wood as a perfect location because (1) the amazing views of the sea from this vantage point especially at sunrise and (2) the land in question is on a hill and rocky in parts and is not conducive to producing good quality grass for thoroughbred horses.

I used the term Glamping on the first page of this submission and Pods in the paragraph above primarily because I have yet to come across the exact right word to explain the concept behind the accommodation. I am proposing that the accommodation will be built from converted shipping containers like some of the examples contained within this document.



The base containers used in the conversion are 12.19M long, 2.44M wide and 2.89M high and are fully movable at any point. I have chosen converted containers as opposed to other Pod or Glamping type structures because (1) they can be finished inside and outside to a really high, boutique hotel standard, (2) they have the structural integrity to be easily set back into the hill side with Kindlestown Wood as a backdrop to neutralise any visual impact, (3) they can be insulated and heated to a level that offers the opportunity to rent them all year round and not just summer.

We envisage the units will have a small bathroom containing toilet and shower, a double bedroom and the majority of the space will include a large seating area and basic kitchen with sink, microwave and coffee machine. The containers will be converted to maximise light and will have an outside sitting area along the front of the unit looking towards the sea.



Another example of what you can do when converting a shipping container.

3. Size and Scale of the Project.

We have not yet finalised the number of units we would like to install. We are hoping that a pre planning meeting will give us a sense of what may or may not be possible and that can be reflected in the final business plan.

Our instinct is suggesting the market could sustain any number of Pods in the area but we currently do not have the resources to fund that level of units. We estimate that each unit will cost in the region of €30K to get installed and fitted out to a point where they are rent bearing. We have the resources to fund up to 5 units straight away. Starting at a level below 5 might prove hard to make the economics work because the infrastructure costs items like water, electricity and sewage are all front loaded.

Another variable impacting the starting number units is that we do not reside on the farm, we live about 1 kilometer away as the crow flies or 10 minutes' drive by car so it's easier to justify the multiple travel journeys to and from the farm if we are servicing a reasonable number of units. All that being said we currently travel to and from the farm a minimum of twice a day to look after the horses anyway.

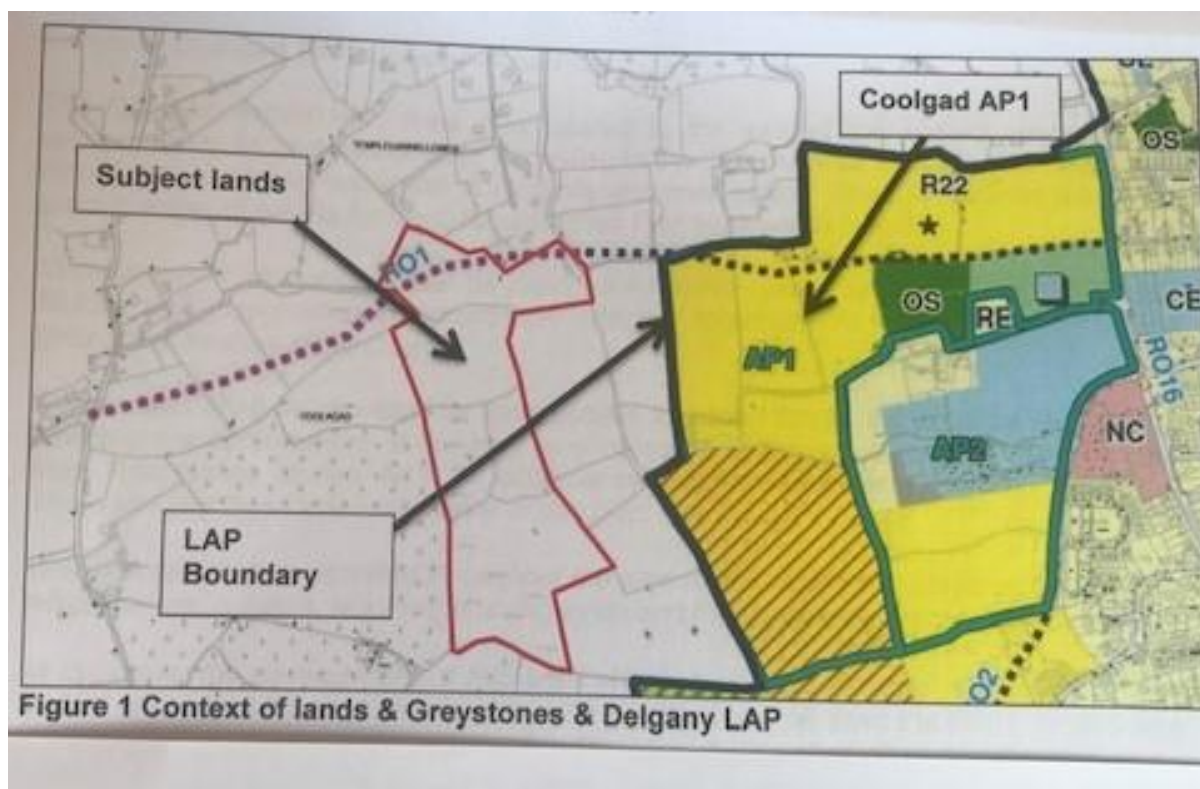
Regardless of the market opportunity that exists for these units we are not in favour of overpopulating the farm with these units even if we were allowed and could afford it. We like the feel a mix of horses and the

right number of units does to enhance the experience for the visitors. We feel that if done sensitively it can be value enhancing to the tourism options available in the Greystones and North Wicklow area and offer a welcome back to nature centric counterbalance to the rising tide of houses in the Blacklion and Redford area immediately adjacent to the farm.

4. Additional Background Information

The current version of the Greystones development plan (2013 to 2019) has (1) farm lands zoned for building only 2 fields away local expectations are that the zoned area will increase in the next development plan and (2) It has a road marked as “possible future road” that goes through a part of the farm. It is worth noting that proposed location of the units is nowhere near the suggested route for the road should it be developed. The road seems to be looking to connect the old Bray to Greystones road near Redford Cemetery and the N11 at Junction 9 the Glenview.

Here is the map showing the outline of the current development plan and with my farm outlined in red and route of the future road in dotted purple lines.



5. Expectations from a Pre-Planning meeting

We are quite realistic about what level of commitment or information we might get from a pre planning meeting. We would really like to understand (1) are there any showstoppers that kill the project before we even get started, (2) assuming not what are the things that we need to take into consideration when putting our final plans together and (3) what are the things we must include that we need to include in the business plan. If necessary, we are prepared to spend money on putting together a business plan and enlist the support of architects or engineers to develop this document further before even kicking off a planning application. We just want to identify any possible showstoppers before going to that level of expense.

Appendix 1. Other Possible container conversion examples.



Appendix 2 Pictures of the farmland and the views over Greystones.



Picture from a possible unit location looking over the marina in Greystones.



View to the top of the property – Harvested section of Kindlestown Wood on the right-hand side.



Picture from down the farm looking up to where the picture above was taken from with Kindlestown Wood in the background – possible location for units.



Picture taken from the farmyard beside the horse barn looking towards the harbour in Greystones.

Greystones Community Orchard

Sustainable
Greystones



FEASIBILITY SCOPING

Current Site Opportunity May 2023



A c 5 acre site at Coolagad, on the Western side of Greystones town, may be made available by the landowners Paul & Renee Sutton for use as a Greystones Community Orchard. The lands are currently used for low intensity pasture. The Suttons remaining lands would continue to be used largely for horse pasture, equine recreation and perhaps some tourist attractions.



The proposed site is elevated on the eastern side of Kindlestown Hill, overlooking Greystones town and the Irish Sea.



Access to the site is down a narrow private laneway from Lower Windgates Road. It is remote from the town. This access would be unsuitable for public access to a Community Orchard within the site.

The Community Orchard Outline Concept

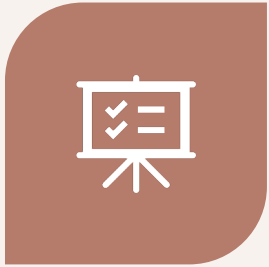
A Community Orchard would be planted on the lands to provide a sizeable annual crop and also allow a high level of community recreation with walkways, seating and picnic areas.

The main crop focus would be apples but we would also hope to include soft fruit and nut trees for further diversity. Best practice community orchard experience would be followed from both Ireland and the UK.

Perhaps a dream, but we would hope to use most of the apple crop for cider production. This would be initially outsourced to a local cider maker. But perhaps in time the community would own its own production facility.

We would rely of the expertise of Irish Seedsavers from Scariff, Co Clare for assistance in masterplanning, tree variety selection, soil preparation and planting, support facilities and full life cycle support. Irish Seedsavers is the national custodian for Irish heritage apples. They operate extensive orchards and provide comprehensive training services. See <https://irishseedsavers.ie/>

Site Masterplanning



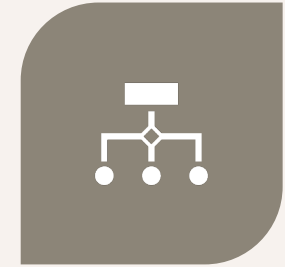
ONE OF THE FIRST ACTIONS OF FEASIBILITY ANALYSIS INVOLVES THE PREPARATION OF A MASTERPLAN CONCEPT LAYOUT



INITIAL ISSUES TO BE ADDRESSED INCLUDE SOIL ASSESSMENT, ORCHARD TREE LAYOUT, WINDBREAK TREES, RECREATIONAL PATHWAYS, SERVICE PATHWAYS, SERVICE FACILITIES, RECREATIONAL FACILITIES, VISITOR FACILITIES, ETC, ETC.



ASSESSMENT OF OPTIONS FOR LOCATION OF THESE AREAS WITHIN THE EXISTING LANDS, RECOGNISING THE LANDOWNERS NEEDS AND THE NEED FOR PUBLIC WALKWAY ACCESS FROM THE WESTERN EDGES OF GREYSTONES RESIDENTIAL AREAS.



FINAL DELIVERABLE WOULD BE A CONCEPT LAYOUT DRAWING AND SPECIFICATION, ACCEPTABLE TO THE LANDOWNERS AND INTERNAL STAKEHOLDERS, THAT WOULD THEN BE USED TO SOLICIT SUPPORT FROM ALL EXTERNAL STAKEHOLDERS.

Immediate Challenges

Sponsorship to fund the masterplanning and related feasibility services to take us to the first milestone.

Securing agreement between the landowners and their advisors, on the one hand, and the project promoters Sustainable Greystones, on the other hand, on an acceptable concept to be progressed.

Securing the support in principle of Wicklow Co Co for the project. And their proactive support in convincing adjoining landowners (probably 2 in number) to provide public pedestrian access rights-of-way across their lands into the Orchard.

Completing a Feasibility Study - scoping the project, the implementation strategy, the regulatory approvals, the timelines, the costs and the funding sources available.

ALAN FARRELLY ARCHITECTURE

2 Burnaby View, Hillside Road, Greystones, Co. Wicklow.

T: 085 7696808 E: fararch@gmail.com

GREYSTONES-DELGANY & KILCOOLE LOCAL PLANNING FRAMEWORK

VARIATION NO. 4 to the COUNTY DEVELOPMENT PLAN 2022 - 2028

SUBMISSION

BY PAUL & RENEE SUTTON

19th June 2025

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[Attachments: Site Maps, Pre-Planning Submission, GCOFF Masterplan Progress Report]