



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

Submission Details

Ref	VAR7-101013
Who Are You?	Private Individual
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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

Write your observations here:

Houses in Charlesland Golf Club will squeeze the infrastructure of a town that is already struggling with the ongoing addition of houses in recent years.

1. The water treatment plant beside it has ongoing odour issues. A review of the plant by MEHS in August 2025 listed 6 recommendations but we have no indication that any have been followed.

2. Woodlands Avenue from the Woodlands estate to the Golf Club has a very dangerous S-bend which is not safe for an increase of road traffic.

3. The junction of Charlesland Road and Mill Road already has major congestion at times when commuters are leaving the dart carpark or when training is on at GUAFC. It is very dangerous already for pedestrians crossing at this junction. Additional traffic will make this problem area worse.

4. It goes without saying that the traffic on the N11 is shockingly congested. Rush hour (hours) make it difficult to commute and unpredictable trains make taking public transport extremely unreliable.

5. The infrastructure of the town NEEDS to be improved to take on the additional houses. And in particular a larger Garda presence in the Garda station and on the street is needed.

6. Marley Park, Cabinteely Park, Deer Park are examples where heavily built up areas still provide large open spaces for the community. Burnaby Park is hardly a comparison. If we are to consider the future of the town, we need to consider the wellbeing of all its residents.

7. The need for housing in this country should not be addressed without consideration of Water Treatment plants, traffic - both within the town & commuting, school places, etc. It is TOO MUCH TOO FAST. Therefore I OBJECT to the proposed rezoning of Charlesland Golf Club for housing.