

	<h1>Greystones-Delgany & Kilcoole LPF Variation No.4</h1>
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Who are you:	Group
Name:	Kilcoole Residents Development Association
Reference:	GDKLPF-204008
Submission Made	June 18, 2025 8:49 PM

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 B Settlement Specific Objectives.

- B.1 Town Centre Regeneration
- B.2 Residential Development
- B.3 Economic Development
- B.4 Tourist Development
- B.5 Community development, including schools, and active open space
- B.6 Heritage, biodiversity and green infrastructure
- B.7 Infrastructure, including transport and flooding
- B.8 Land Use Map and Zoning

- Other topics

Please select which town you want to comment on:

Kilcoole

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Kilcoole Residents & Community Development Association (K.C.D.A)

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Submission by Kilcoole Community Development Association on Draft County Development Planning Framework 2022-2028

This submission is made on behalf of Kilcoole Residents and Community Development Association. The submission outlines several priority areas which we submit focuses on a proper framework plan for Kilcoole. There is a massive infrastructure gap in Kilcoole and Kilcoole provides a very large employment base. Included without submission is a health check completed a few years ago which we submit is very relevant and ask that its contents be included.

Kilcoole

Kilcoole is a vibrant rural coastal community in North Wicklow which was Ireland's 104th largest urban area in 2022 with a population of 4,569 (CSO) settlement going back to pre-Christian times but it is believed that the monks of Abbot Comgall who lived in Co. Down in the sixth century, later established a monastic cell close to the Rock of Kilcoole. Kilcoole is a very important employment hub in County Wicklow with a network of four vibrant business /enterprise parks on its southern and south-western fringes.

On account of the soft low-lying coastline, now prized for its natural heritage assets, settlement developed historically on higher ground around and above the Rock. The urban area today suffers from poor public realm infrastructure, such as the traffic-clogged Main Street, lack of public seating, no cycle lanes to schools, no footpath for the last section of Sea Road to the coast and the Railway Station and no significant public spaces apart from the beach and flat dunes along the coast and the childrens' playground. In addition, it is being left to the private sector to develop any form of town centre.

Kilcoole is widely used for recreation and leisure with a long tradition of walking, birdwatching, sea swimming and sea-angling along the coastal belt and by 1995 had seven golf courses within a five km radius (R Jennings, 1998, Kilcoole). Druids Glen is a renowned tourism and recreation hub, surrounding St. Patrick GAA Club just south of Kilcoole. Land usage needs to reflect this.

Wicklow Local Community Development Committee funded a community health-check assessment of Kilcoole in the years 2018/2019 and the subsequent report 'Kilcoole Health Check Assessment' (KHCA) resulted following public consultation. A list of Recommendations for Potential Public Authority Projects from this

Assessment report is included in the four-page Annex included with this submission. The Annex also contains the front page of the report and its table of contents. This we submit is very relevant to a Framework for Kilcoole.

Community Space

Among the issues raised in the KHCA report is the need for quality community space for a growing population in Kilcoole, such as the upgrading of St. Patrick's Hall (Forrester's Hall) to provide further community space for all sectors of the community. It points to the need for provision of more facilities for young people in the locality, such as playing/sports courts and a skate-park. There is an urgent need for a community park which this Plan needs to reflect. More consideration needs to be given to the needs of the local sports and recreation clubs. The gaelic and soccer clubs, for instance, are both landlocked with no scope for expansion. Putting a further 500 houses (for example) will bring circa 1,000 children (at a conservative 2 per house). If only 20% (it could be much higher than this) want to play sports that will bring 200 extra children to our local teams who are already struggling for facilities and pitch allocations. The soccer, gaelic, cricket, athletic, softball, scouts etc. are in dire need of land and upgraded facilities.

A solution may lie with the abandoned Charlesland golf club – the southern end of that is not far from Kilcoole, particularly if the mooted new coast road linking Kilcoole and Greystones is properly planned. There is ample space there for a top-class recreational facility there, incorporating community / shared / allocated grounds, walking paths, bike parks, playgrounds etc.

Tourism

The tourism potential of Kilcoole on Ireland's Ancient East route is referred to in the Health Check Assessment Report and could be enhanced further in carrying out development work in the area of the Rock – Lott Lane and improved walkways. It is recommended that the view of the Rock is preserved from Sea Road. At the moment a belt of Leylandii trees is almost obliterating the view to the Rock from the top of Sea Road near the entrance of Beachdale and Meadowbrook estates as can be seen in *Fig 1. Photo of the Rock from Sea Road entrance.*

Access to Schools

The Health Check also recommends improved infrastructure for access to schools. Kilcoole and Newtownmountkennedy are in the key catchment area for attendance of young people at both Coláiste Chraobh Abhann and Greystones Community College. The report stresses the importance of promoting positive mental-health and activity for young people. This could be facilitated by the provision of cycle lanes from Newtownmountkennedy to Kilcoole and further improvement of cycle lanes from Kilcoole to Greystones. Active travel to school – NTA Programme / WCC.

Priority Issues for Kilcoole

Employment

The ranking of Kilcoole as a Level 4 Core Region Self-Sustaining town in the current County Development Plan is appropriate but the descriptor for this category ‘weak employment base’ is not accurate in the case of Kilcoole as mentioned above. The fact Kilcoole is a strong employment base needs to be reflected.

Public Transport

While this has improved recently, there remains gaps. Small changes like stopping all existing trains in Kilcoole would improve the lives of people living in the community and reduce carbon emissions by making people move away from cars. The second morning train is usually full, on arrival and provides standing-room only, for the hour’s journey to Dublin. The third morning train at 9:16am is a welcome development. **There is still a lack of connecting bus links to/from the DART in Greystones.** There is currently only an hourly bus service to/from Greystones – compared to much more frequent services for Newtownmountkennedy and Charlesland. The bus service should be every half-hour and the train/DART times should coordinate with bus services. The Aircoach service does not serve Kilcoole at all. Completion of footpath to Kilcoole train station requires land zoning.

The County Development Plan proposes a modal shift to public transport linked to climate- change adaptation and we are happy that Kilcoole Railway Station has been included in the Plan with other rail stations in the County for improvement of parking facilities and bus links at or near it. The nearest bus stop is quite close, two-thirds the way down the length of Sea Road at the entrance of the culdesac. We would like to see improvement of mainline train and DART service into Wicklow, and an increase in rail capacity along the coastal route south of Greystones and improvement of the Dublin-Rosslare line. The pedestrian and cycle link between Kilcoole centre and the train station will be a most welcome addition for the population of Kilcoole.

It is recommended that Kilcoole bus service be improved and that the Railway Station be further improved beyond the recent addition of a ticket machine and provision for tag on/off using leap cards. Facilities for public transport users should extend to the provision of a shelter at the platform.

Coastal Zone Management / Marine Spatial Planning

Tourism and Recreation

“Kilcoole has a lot to offer visitors, to date this potential remains untapped. Its coastal location hosting Ireland’s largest nature reserve, its rich tapestry of history, wealth of biodiversity, its rural village vibe with its friendly people coupled with its proximity to the capital renders it a very attractive eco-tourism proposition. However, to maximise opportunities in this area and grow market share, strategic thinking and planning is required. Any such developments will need to be sensitive to the environment and ensure protection of the natural biodiversity and unique ecosystems”. (Direct quote from page 4 of the Kilcoole Health Check Assessment report). The coastal strip south of Greystones to Newcastle, centred on Kilcoole, is

one of three areas in the South East to get the highest level of sunshine in Ireland (solar irradiance of 170 W/sq M. as shown on the map 'Ireland – Solar PV', La Tene Maps & Irish Solar Energy Association, January 2024 (www.latenemaps.com) along with Wicklow town and the area to the south and the tip of Hook Head. Kilcoole is located in the 'East Coast Maritime' outdoor recreation hub and is beside one of the counties four existing integrated tourism / recreational/ leisure complexes, at Druids Glen Golf Club, Woodstock Demesne. We are happy that Kilcoole is to be one of seven key settlements to be developed as visitor hubs in the County. The Local Area Plan should give greater clarity regarding the planned 'Greystones – Wicklow Coastal Route' versus the overlapping coastal route from Bray to Arklow. Kilcoole is strategically located both of these.

Coastal Cells – Marine Spatial Planning and Coastal Zone Management

KCDA finds it difficult to understand the exclusion of Kilcoole from a series of 12 Coastal Cells. The logical one for the coastal community of Kilcoole to be part of would be Cell 5 Greystones to Kilcoole (Ballynerrin). Kilcoole is in fact excluded and its settlement boundary is the limit of this and the next cell, Cell 6 Kilcoole to Wicklow Town (The Murrough). **Our view is that all of Kilcoole be included in Coastal Cell 5.**

Access to the coast at Kilcoole was improved by Irish Rail during 2023 with the replacement of the turnstyle-type gate with an improved access arrangement suitable for the disabled, infirm and buggies with a traffic light system which improves the safety of the rail corridor greatly.

Beach Amenity Enhancements

With the increased interest in sea swimming and other coastal activity it is recommended that a public convenience is provided in Kilcoole with the beach/station access area being the most logical location. We ask that Kilcoole be included for enhanced access and facilities to include an outdoor shower, changing area and water tap to facilitate leisure use of the beach. On account of the increase in swimming it is also recommended that Wicklow County Council continue to monitor water quality at Kilcoole Beach.

Cycle Tracks

We ask that an integrated network of cycling tracks be included across the district. As part of this the Pathways Project for Kilcoole needs urgent attention.

Town Centre

Programme has been talked about for years. This, we submit, needs to be a vital element for a Framework Plan for Kilcoole.

Sporting Facilities

The Plan needs to incorporate land dedicated to sports facilities.

Kilcoole Community Development Association is grateful to have this opportunity to participate in the public consultation regarding the future Local Area Planning Framework for the Municipality of Greystones-Delgany and Kilcoole, it believes that the points raised and recommendations made in the submission are relevant to the Plan.

Mary Keddy Secretary KCDA

Annex to Submission by KCDA on Draft County Development Plan



/2019



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Siobhán Geoghegan Consulting

20. Recommendations

Potential Public Authority Projects

Development & Implementation of an appropriated Village Design Plan for Kilcoole

- Develop an overall Regeneration Plan /Village Design Statement for Kilcoole, including improved public realm, development of a 'village centre'/Civic Space/Green Spaces/Ornamental lighting/visual enhancements/sensitive/environmental planting and appropriate signage) that is sensitive to Kilcoole's village

Improve Access to Key Services and Amenities

- Develop a footpath with appropriate lighting to Kilcoole Train Station and beach (Sea Road)
- Potential to develop village square/civic square at junction of Lott Lane/Sea Road/Main Street
- Address derelict sites/buildings (potential for community facilities)
- Introduce more green spaces /protect wildlife
- Develop a traffic management plan for certain areas particularly in school/church area
- Increase number of bins and improve anti-littering awareness
- Lower Green re-surfacing and maintenance plan development
- Develop cycle lanes in particular -Kilcoole to Newtown, Kilcoole to Greystones

Local Businesses & Services

- Lobby to have public transport services and frequency increased.
Potential for shuttle bus.
- Address capacity of local schools as priority and lobby appropriately for expansion and development as planned
- Support for local businesses – promote local employment and good mix of businesses, reduce commuting
- Develop additional facilities/activities for Kilcoole’s aging population
- Seek a reduction in rates

Tourism & Heritage

- Development works at Kilcoole Rock/St Mary’s for locals and visitors as a major attraction/amenity
- Develop footpath linking village to coast/beach
- Development of sensitive coastal greenway with services
- Ensure future community & recreational developments at Darraghville House (Luisne Centre)
- Introduce new walking routes and preserve mass paths
- Develop a ‘Pilgrim Path’ and promote under Ireland Ancient East Brand
- Appropriate signage. Interpretation and access to heritage sites and places of interest to tell Kilcoole’s ‘story’

Youth Focus

- Develop new facilities/activities/amenities for young people – sporting and non-sporting in line with the interests of young people (survey and identify needs)
- Develop and promote youth Arts initiatives
- Develop programmes/activities that seek to nurture the wellbeing of Kilcoole’s young people
- Promote Garda involvement with TY student programmes/initiatives/engagement

Safety

- Introduce CCTV cameras in areas most at risk (train station/etc)
- Seek more community Garda presence