



Greystones - Delgany & Kilcoole Draft LPF Amendment Stage Submission - Report

Who are you:	Private Individual
Name:	jackie durbin
Reference:	GDKLPF-210219
Submission Made	November 10, 2025 9:29 PM

Topic

LAP - Proposed Material Amendments No 8 Submission

Submission

with regards to: "Material Alteration MA-no. 8 proposes to amend zoning of c. 2.7 ha at Bellevue Demesne from unzoned/outside the LPF boundary to RS 'Special Residential'."

1. I believe this submission by Delgany Golf Club is contrary to the Sustainable Settlement Strategy. The Local Planning Framework already provides for sufficient residentially zoned land to meet housing demand. The Office of the Planning Regulator's own submission (June 2025) warned against additional housing growth until infrastructure catches up in Greystones-Delgany. This rezoning would represent ad-hoc expansion outside the defined compact growth boundary, contradicting the National Planning Framework and Regional Spatial and Economic Strategy (RSES) for this area.

2. The site lies behind existing established housing and is accessed via a private laneway not suitable for further development. The laneway lacks width, lighting, footpaths, and drainage infrastructure for new dwellings. Introducing four additional houses would materially change the laneway's character and create safety and maintenance conflicts.

3. Access and Traffic Safety: The laneway serves as a private shared access, not a public road. Intensification would require major upgrading and legal right-of-way resolutions, which are absent. The council's Development Plan normally resists development that would rely on substandard private laneways (see CDP Section 4.3.4 or relevant transport policies).

4. No Demonstrated Housing Need in this exact location. There is no identified local housing need in this specific area; Wicklow's housing supply targets are already met through existing zoned land and infill within the urban boundary. The proposal appears primarily commercial in nature rather than community-driven or plan-led.

5. Conflict with Green Infrastructure / Landscape Objectives. The site forms part of a buffer zone adjoining the golf course and the mature landscape of Bellevue Demesne. Development would erode visual and ecological connectivity identified in the LPF Green Infrastructure Audit.

For these reasons, I respectfully request that the proposed zoning amendment at Bellevue Demesne (2.7 ha) be omitted from the final adopted LPF and that the lands remain unzoned/outside the framework boundary.

File