

	<h1>Greystones-Delgany & Kilcoole LPF Variation No.4</h1>
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Who are you:	Agent
Name:	Ken McAvoy 3C Project Management Services
Reference:	GDKLPF-173953
Submission Made	June 20, 2025 8:21 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 A Strategy

- A.2 County Development Plan strategy for Greystones – Delgany & Kilcoole

Local Planning Framework PART B Settlement Specific Objectives.

- B.2 Residential Development
- B.8 Land Use Map and Zoning

Please select which town you want to comment on:

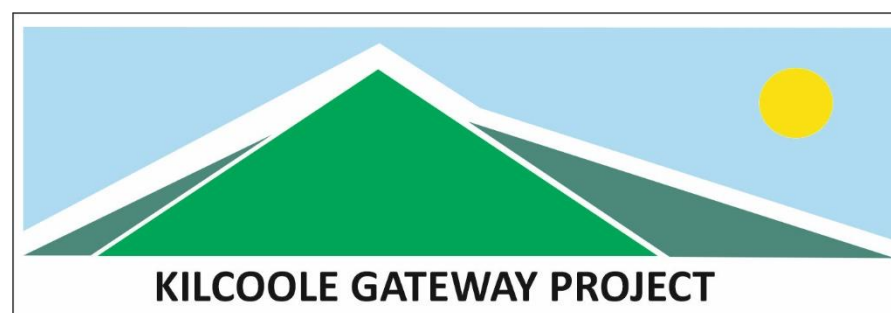
Kilcoole

Observation relevant to the settlement:

My Client wishes to request a rezoning of lands formally part of the Holy Faith Convent Lands in Kilcoole to residential use as per the attach submission

Upload a File (optional)

Submission to WCC Greystones Delgany LAP 20.06.25.pdf, 3.57MB



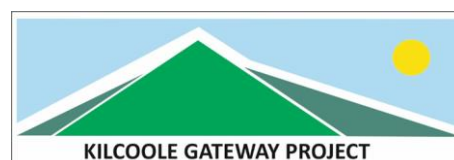
Kilcoole Gateway Project

At

Lands at Darraghville, Kilcoole Co Wicklow

For

The Bloom Partnership



1.0 Introduction

The Kilcoole Gateway Project comprises a community, open space and residential development of 19.97 hectares of land on the north-eastern edge of Kilcoole town. The development will act as a gateway to Kilcoole from the north of the town.

The Kilcoole Gateway Project is an integrated development of community / education, residential and open space facilities together with new footpaths and roads that will create a sustainable neighbourhood on the north-eastern edge of Kilcoole town.

The masterplan lands form part of the wider curtilage of the property known as Darraghville House or Kilcoole Holy Faith Convent which is a protected structure (Wicklow County Council Development Plan Ref. 13.08). The protected structure and immediate grounds will remain unaffected by the masterplan proposals and are not included in the masterplan.

2.0 Description and Context

The masterplan lands are roughly rectangular in shape and are located to the west of the R761, the main north to south road through Kilcoole.

The lands are undulating and are currently in agricultural use. The lands are dissected and bounded by a number of mature trees and hedgerows.

The lands are immediately to the north of Kilcoole Primary School, St Anthony's Church and Darraghville House / Kilcoole Holy Faith Convent. Immediately to the east are a number of residential estates including, inter alia, Corrig Hall, Beech Court, Beechwood etc. To the west are agricultural lands. There are a number of large stand-alone residential properties along the northern boundary of the masterplan lands.

The masterplan plans are with a short walking distance of the centre of Kilcoole and as such will become an integral part of the town.

The site also adjoins Dublin Bus route no. 84 and 84X, which provides daily bus services between Newcastle, Co. Wicklow to the south; and Blackrock DART Station, Co. Dublin to the north.



3.0 Planning Context

The eastern half of the masterplan lands are located within the Greystones-Delgany and Kilcoole Local Area Plan 2013-2019, which remain the statutory plan for this area. There are three zoning objectives in the Local Area Plan:

- GB: Green Belt.
- CE: Community and Education.
- OS: Open Space.

The western half of the masterplan is outside the functional area of the Local Area Plan and thus are currently un-zoned.

In terms of heritage objectives, “Kilcoole Holy Faith Convent” is a protected structure Ref. 13.08, located immediately adjoining the southern boundary of the masterplan lands.

There are a number of protected trees – Ref. T32, described as “Mature deciduous trees to rear and side of Convent grounds, Kilcoole”.

Roads Objective RO9 is also relevant to the site – “to provide for the development of a Western Distributor Road to bypass Kilcoole”. The road objective is aligned along the western boundary of the masterplan lands. There is also an east-west link to the R761 which traverses the northern portion of the masterplan lands.

4.0 Masterplan

4.1 Vision

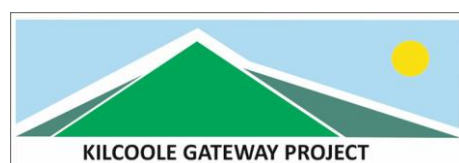
The Vision for the Masterplan is:

The creation of a design-led, integrated, sustainable neighbourhood on the northern eastern edge of Kilcoole, providing community / education, recreational and residential facilities that will benefit the entire town.

4.2 Development Proposal

It is proposed to provide the following elements on the Masterplan Lands:

- St Catherine’s special needs campus. Note that St Catherine’s is a charitable organization with funding provided by the Department of Education to provide for children and young adults with special needs.
- St Catherine’s special needs school.
- A public park for the town with an area of 2.6 hectares. The park will contain a skate park and a community park ground.
- An urban farm essentially comprised of allotments and poly tunnel type structures.
- A nursing home.



- A creche and café.
- A community facility including meeting rooms for local residents.
- A residential development of approximately 250 dwellings.
- A green belt area.
- An integrated dedicated pedestrian network through-out the site.
- The retention of existing trees and hedgerows.
- The delivery of the east-west link of the R761 to the proposed Western Distributor Road bypass of Kilcoole which traverses the northern portion of the masterplan lands.

All development will be subject to detailed assessment including tree surveys, heritage surveys, visual impact, traffic impact etc.

The land use breakdown for the masterplan lands is as follows:

Community / Education	5.83 hectares	29%
Open Space	4.59 hectares	33%
Green Belt	2.99 hectares	15%
Residential	6.56 hectares	23%

4.3 Planning Gain

The masterplan contains considerable elements of planning gain that will benefit the entire town. These include:

- Facilities associated with the St Catherine’s special needs campus and the St Catherine’s special needs school.
- The public park including the skate park and playground.
- The urban farm.
- The creche and café.
- The community facility including meeting rooms for local residents.
- An integrated, predominantly off-road, pedestrian network.
- The delivery of the east-west link of the R761 to the proposed Western Distributor Road bypass of Kilcoole.

The community and educational facilities will create local direct and indirect employment opportunities, including social workers and teacher’s jobs. Indirect employment opportunities include the provisions of supplies and meals to the school and campus.

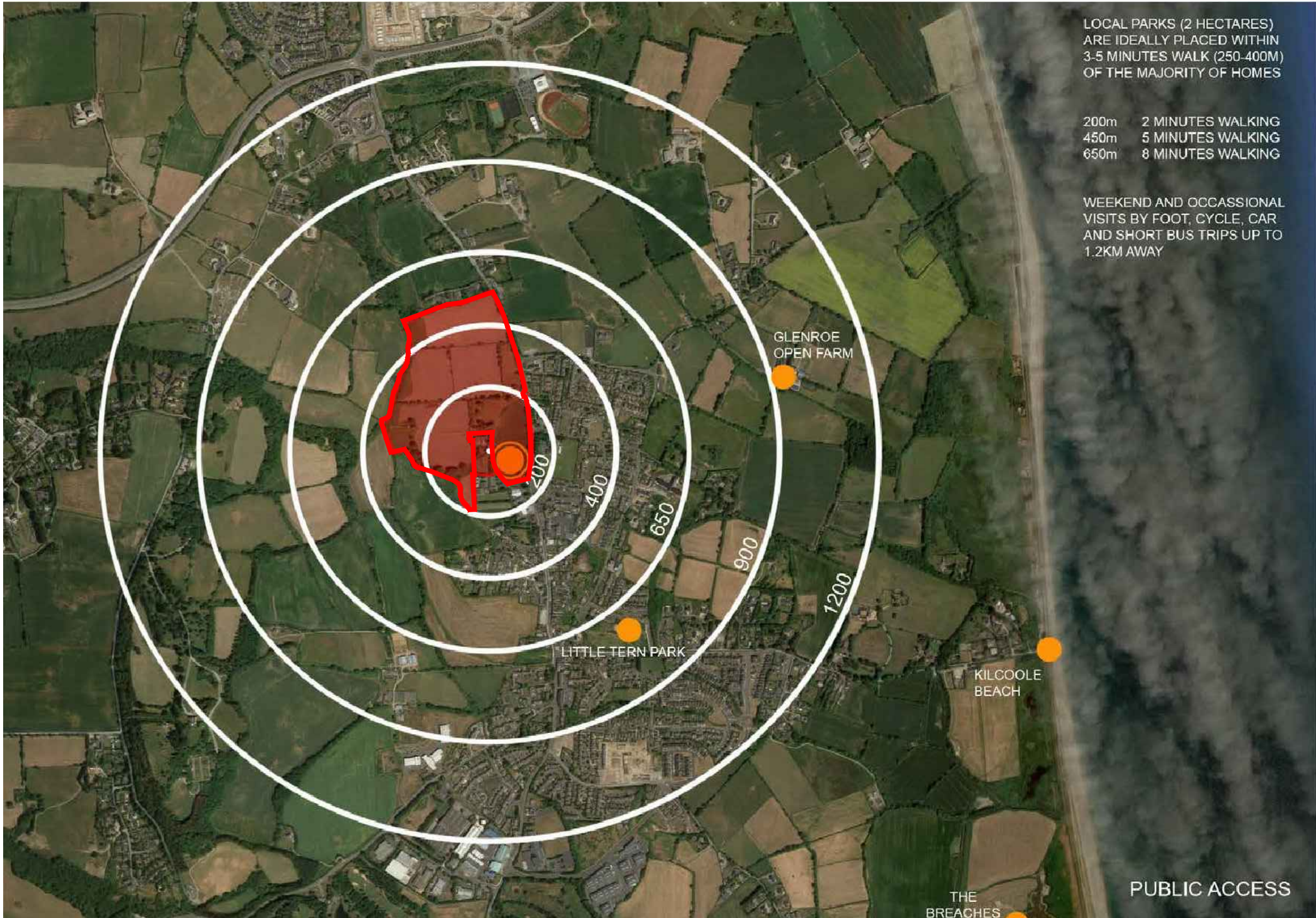
These elements can only be delivered in the context of a commercially viable overall development. The residential development is required in order to deliver the proposed community and recreational developments. The residential development equates to 23% of the entire masterplan lands.

Permission for residential development is required, together with an agreed phasing programme, that ensures the entire masterplan proposals can be achieved in a timely and orderly manner.





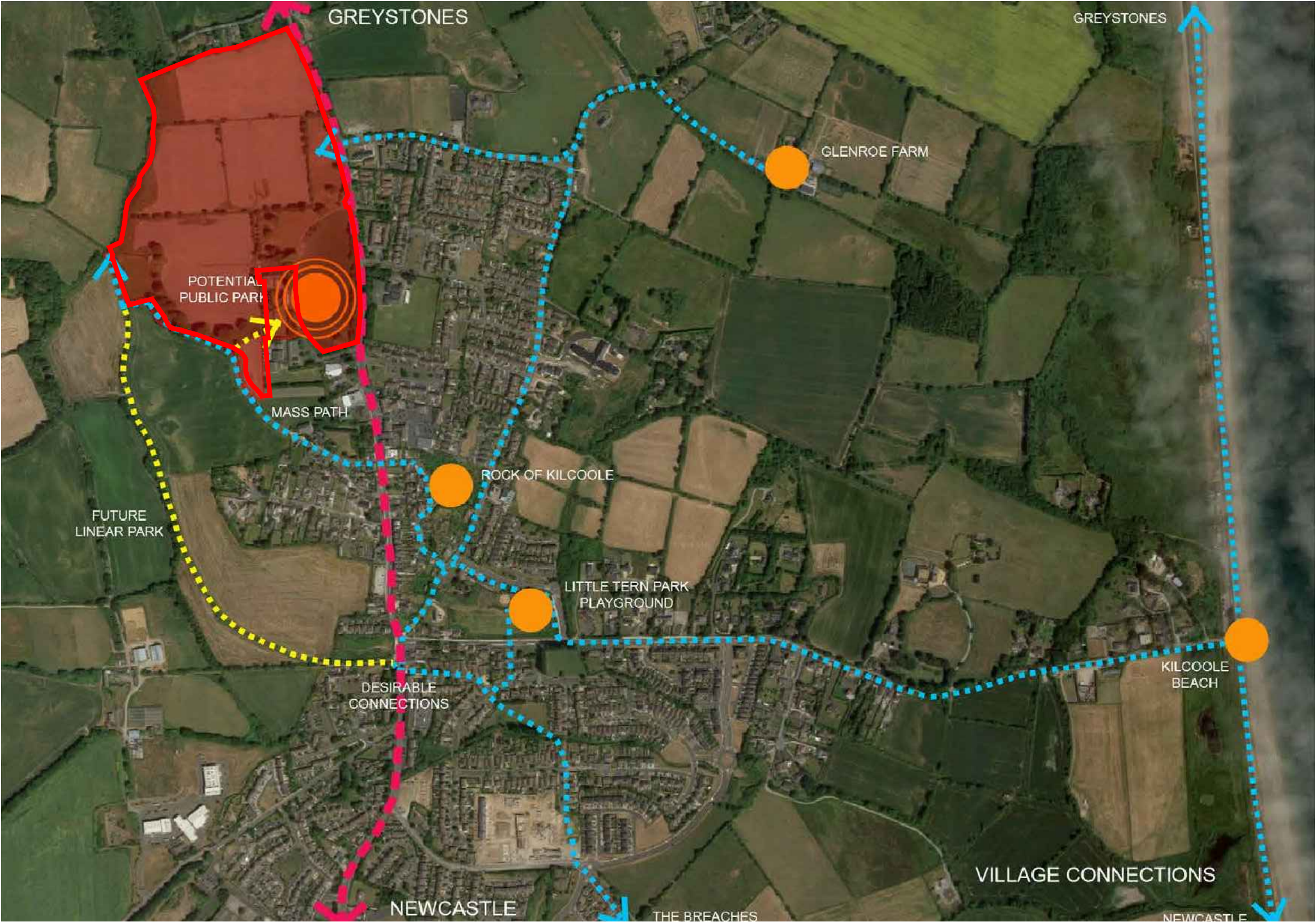
Potential Catchment



Map 3

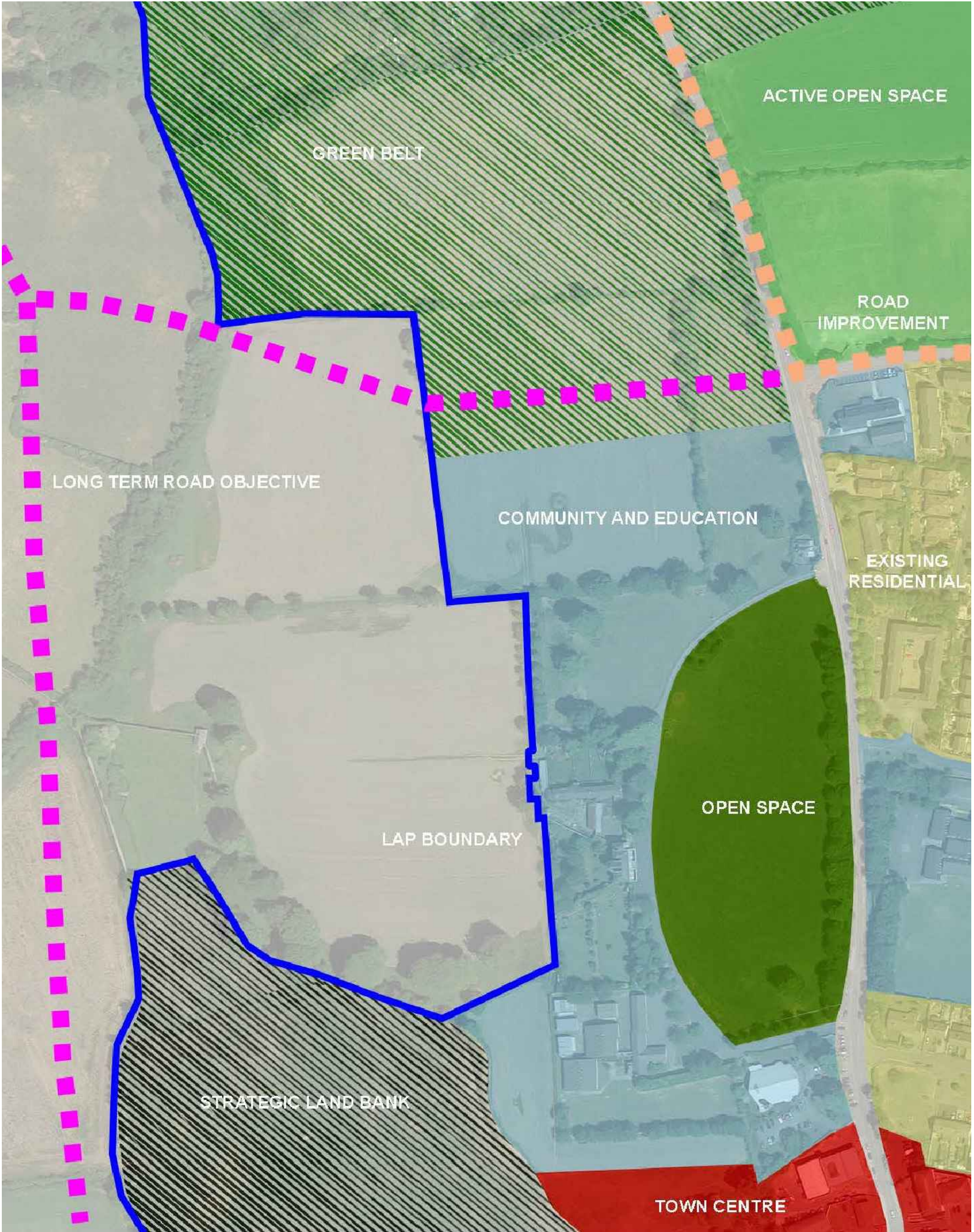
Kilcoole Gateway Project

Sustainable Connections within Kilcoole village to Amenities

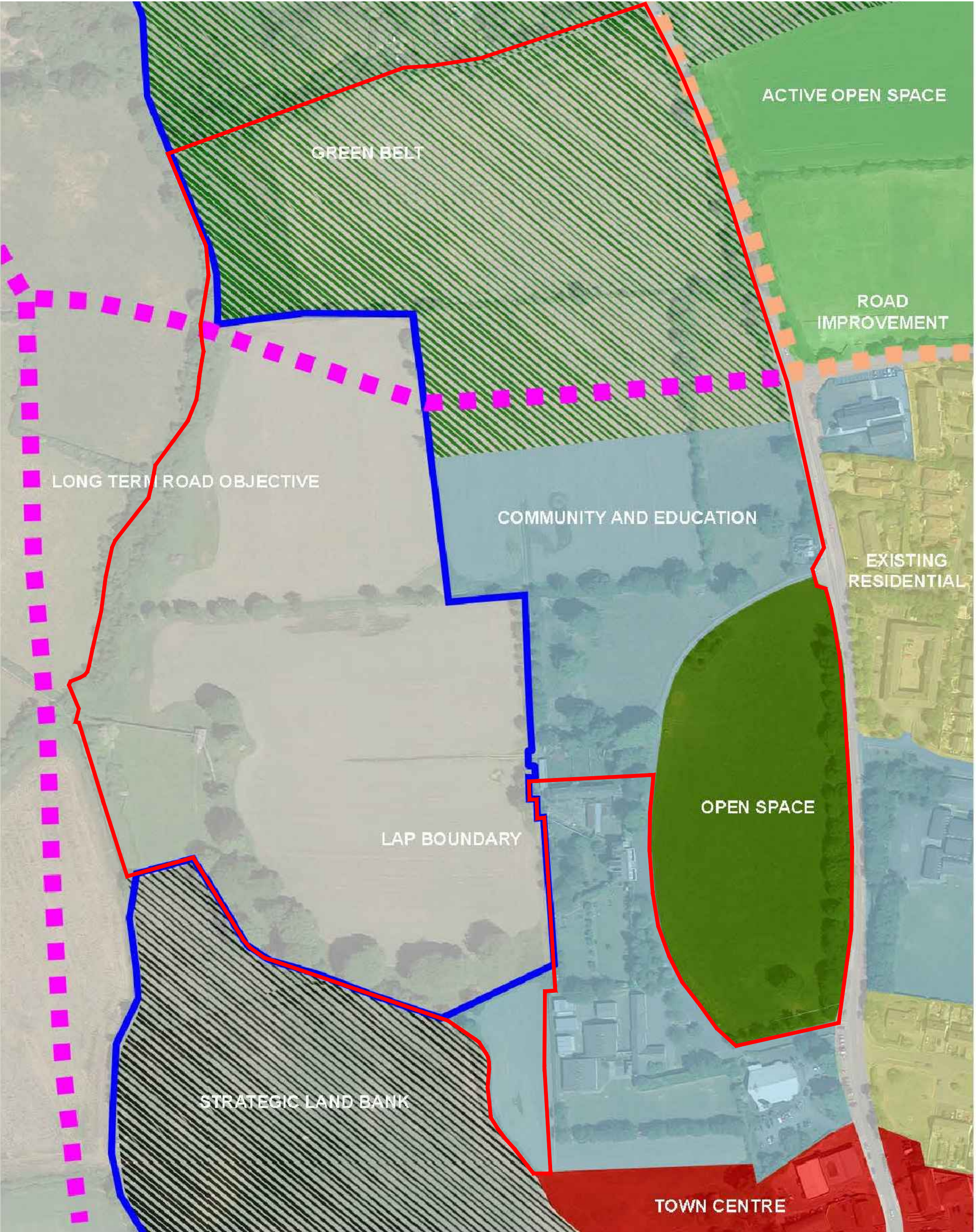


Map 4

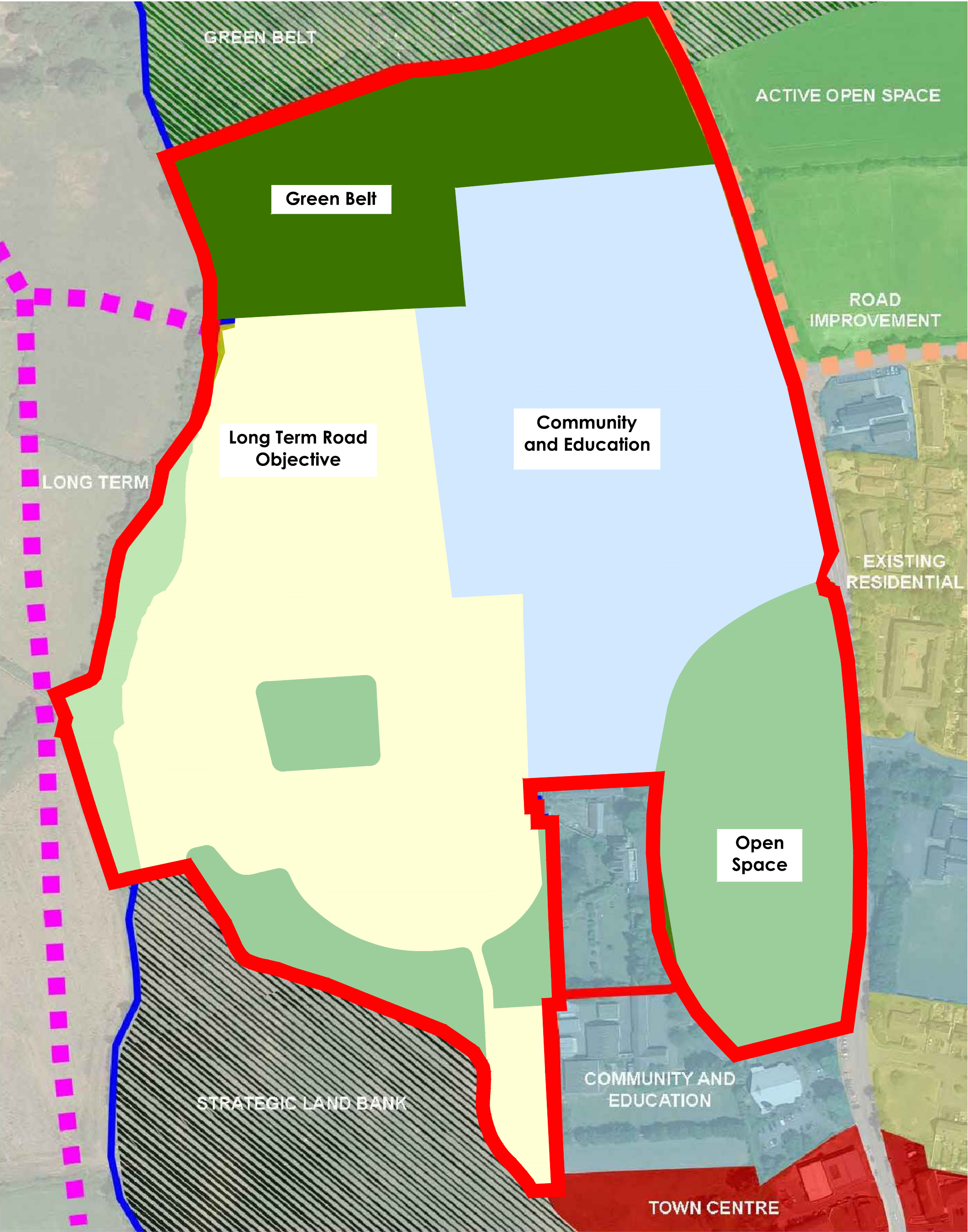
Kilcoole Gateway Project



Current Land Zoning with Red Line Boundary



Proposed Land Zoning

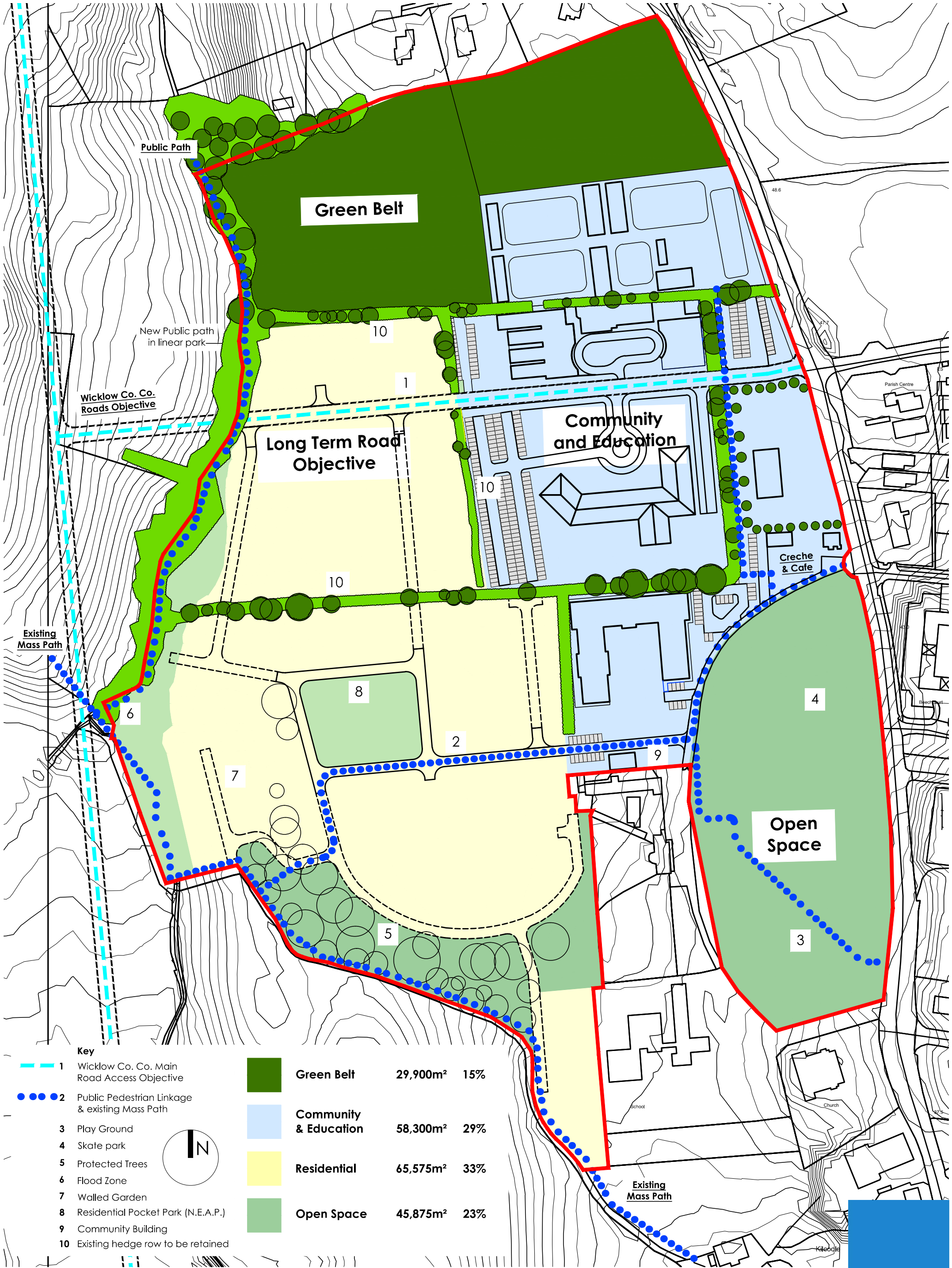




Protected Elements on Site with Additional Existign Trees & Hedges



Proposed Masterplan - Zoning



Map 10

Kilcoole Gateway Project

Proposed Masterplan - Aerial photograph



Map 11

Kilcoole Gateway Project

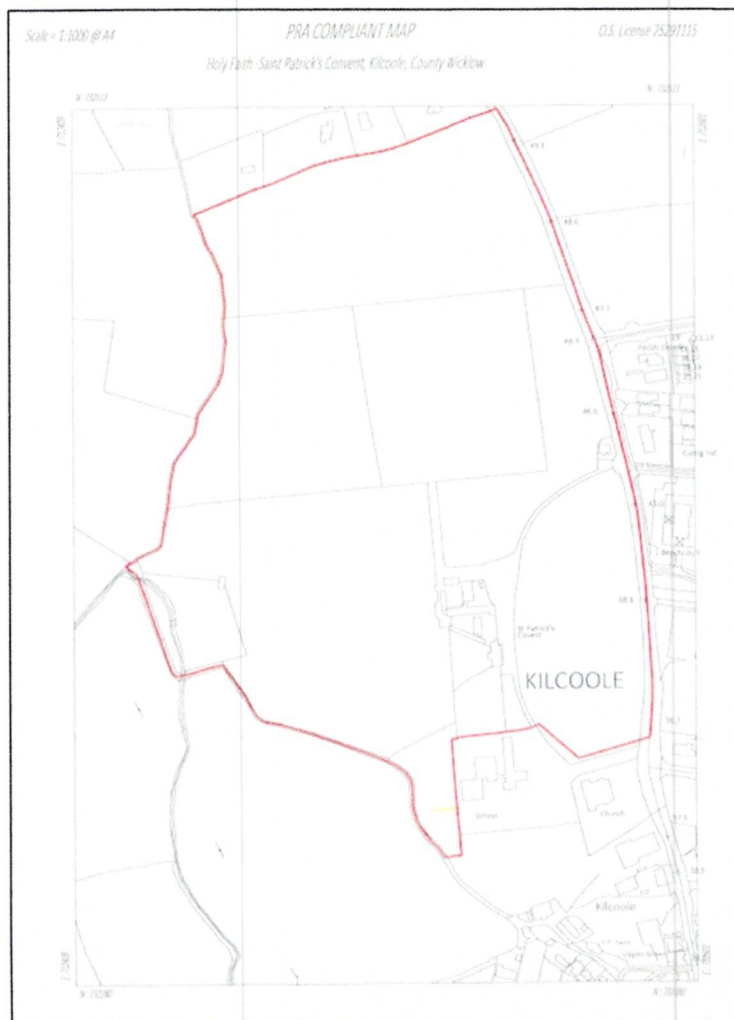
**SUBMISSION TO THE LOCAL AREA PLAN FOR DELAGNY GREYSTONES
FORMER HOLY FAITH LANDS IN KILCOOLE**

20TH JUNE 2025

1. INTRODUCTION

Our Client, Paula Hanaphy acquired the former Holy Faith Convent & associated land in 2019.

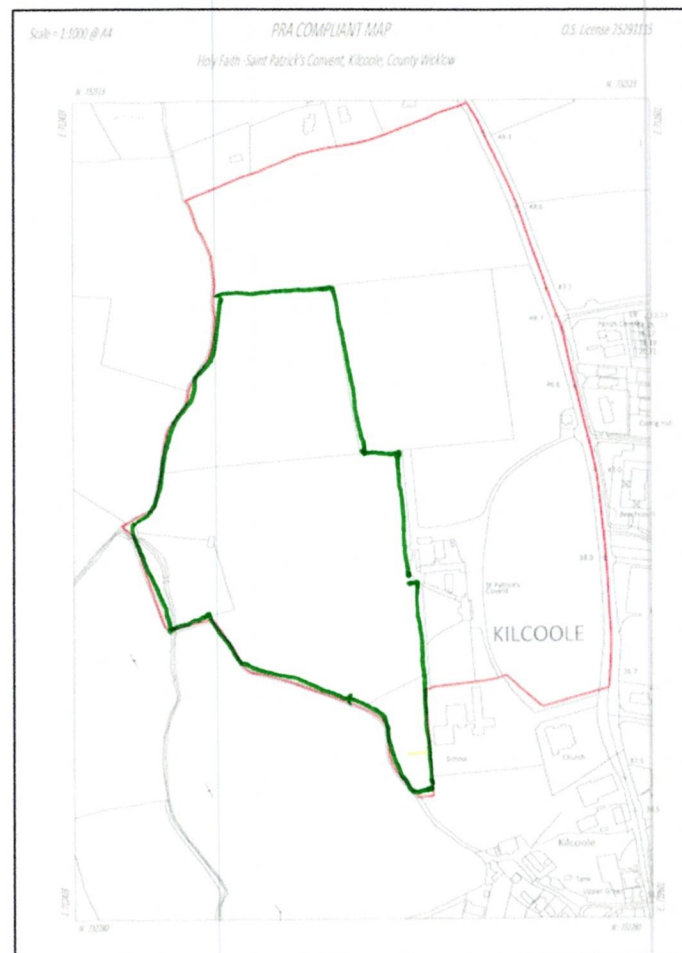
The lands acquired are shown outlined in red on the following folio map.



The zoning of these lands is as indicated on the following images and consists of:

- Lands zoned for Community Use
- Lands un-zoned

This Submission is in relation to the un-zoned lands outlined below:



2. DEVELOPMENT CONCEPT

Our client has developed a concept for the development of the whole of the acquired lands which is referred to as the “Gateway Project”.

The following pages describe this project.



Concept to Completion with Confidence

3. THE GATEWAY PROJECT

Introduction

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Description and Context

The masterplan lands are roughly rectangular in shape and are located to the west of the R761, the main north to south road through Kilcoole. The lands are undulating and are currently in agricultural use. The lands are dissected and bounded by a number of mature trees and hedgerows. The lands are immediately to the north of Kilcoole Primary School, St Anthony's Church and Darraghville House / Kilcoole Holy Faith Convent. Immediately to the east are a number of residential estates including, inter alia, Corrig Hall, Beech Court, Beechwood etc. To the west are agricultural lands. There are a number of large stand-alone residential properties along the northern boundary of the masterplan lands. The masterplan plans are with a short walking distance of the centre of Kilcoole and as such will become an integral part of the town. The site also adjoins Dublin Bus route no. 84 and 84X, which provides daily bus services between Newcastle, Co. Wicklow to the south; and Blackrock DART Station, Co. Dublin to the north.

Vision

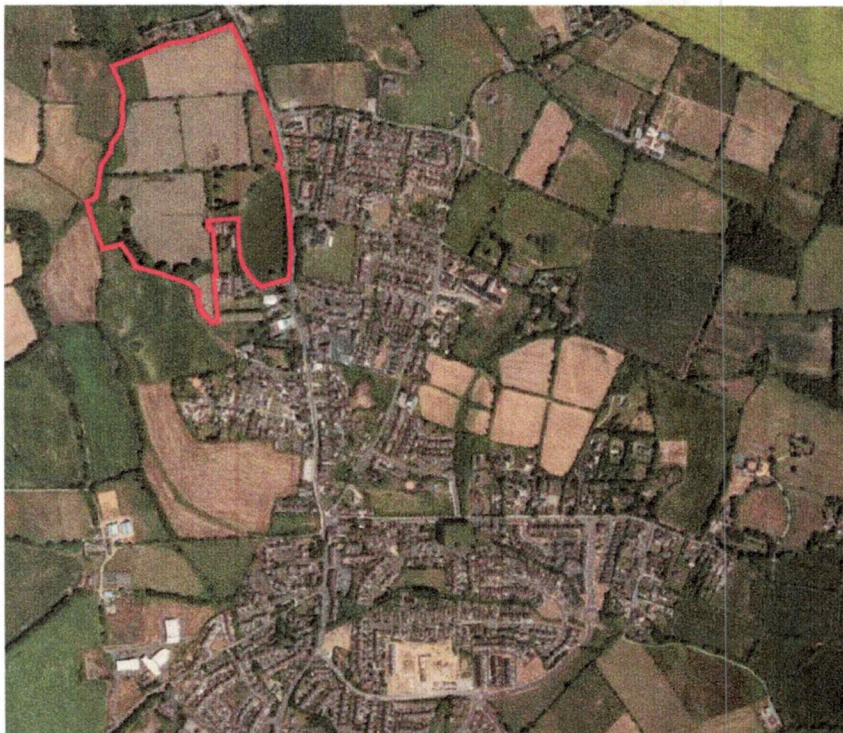
The Vision for the Masterplan is the creation of a design-led, integrated, sustainable neighbourhood on the northern eastern edge of Kilcoole, providing community / education, recreational and residential facilities that will benefit the entire town.

Development Status

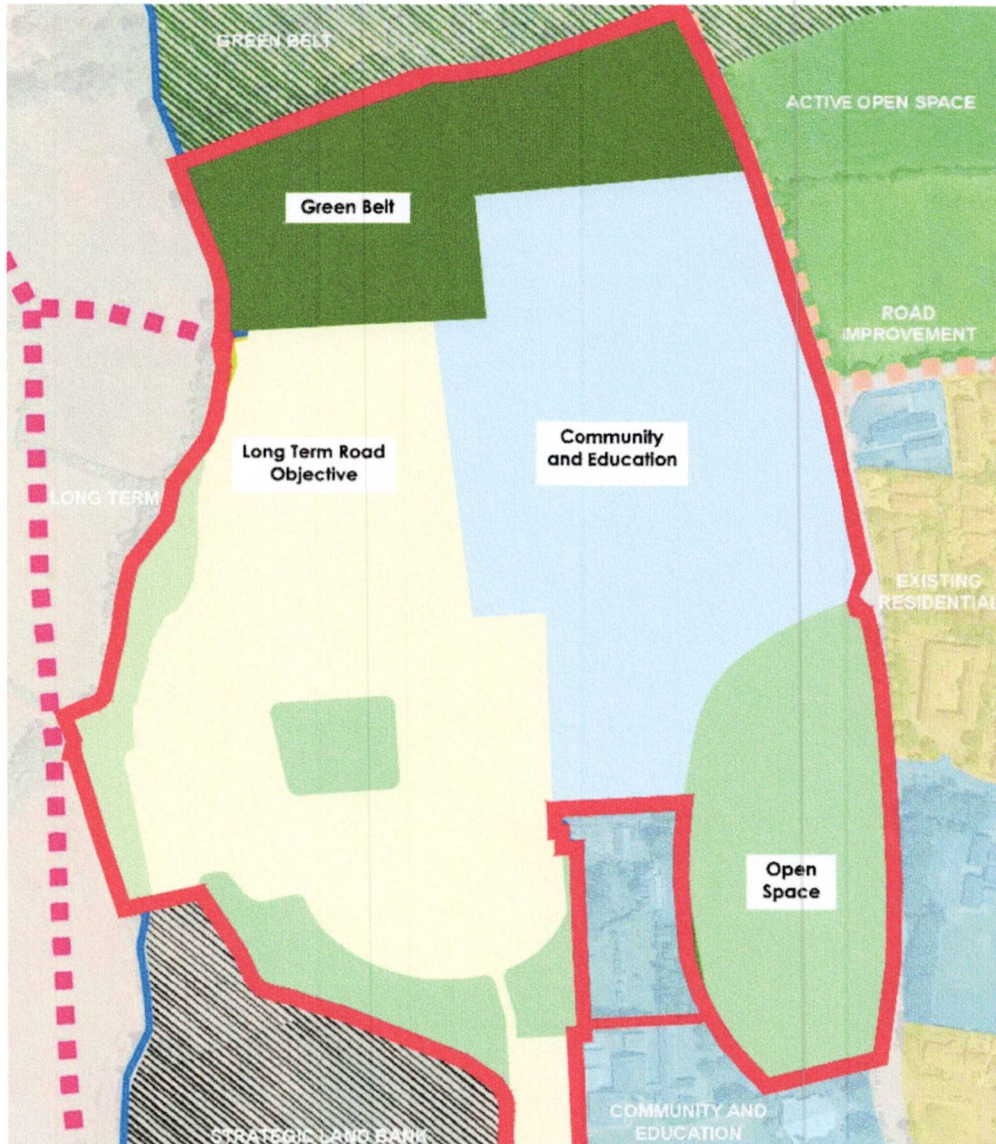
The following elements of the Masterplan have already been achieved:

- **St Catherine's Special Needs Campus.** – Planning is obtained, and work is underway with completion expected in 2027.
- **An urban farm** essentially comprised of allotments and poly tunnel type structures is already completed
- **A 100 pupil special needs school** funded by the Department of Education . The Site has been acquired by the Department, Planning has been obtained and work will commence on site in September 2025
- **A Nursing Home** for which planning has been obtained and work will commence in January 2026

The following concept images describe the proposal



The Site of the Masterplan



Current Zoning

Submission

1. The lands for which a residential zoning is sought total 6.56 hectares
2. These lands are ideally located within walking distance from the town of Kilcoole and with adequate public transport.
3. The development that has commenced including the St Catherine's Special Needs Campus & Special Needs School will hugely benefit from being integrated into the population of the town and housing on these lands will enable this
4. It is the expectation of the special needs community that they can expand their offering to include stand-alone residential houses within an efficient distance from their operations – residential development on these lands will facilitate this.
5. The road (already within 3 months of completion) is currently a “road to nowhere” and the permission of residential development on these lands will create an immediate access and services infrastructure to enable the residential development



Road under construction looking East & West