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Wicklow County Development Plan 2022-2028

**Draft Greystones - Delgany & Kilcoole Local
Planning Framework 2025**

Proposed Variation No. 4

Submission.

This submission is made on behalf of our clients,

Mary O'Connor and Michael Gahan.,

regarding lands at Ballydonarea, Kilcoole Co. Wicklow.

Our clients welcome the publication of the Draft Local Area Plan (LAP) and are open to engaging in further consultation with Wicklow County Council to see the key objectives and development of the subject lands coming forward.

- 1) We are requesting that the land (approx. 28 acres) outlined on the attached location map less the land transferred to family members be rezoned from agricultural to residential
- 2) That the town Development boundary be adjusted to encompass these lands

Map no 1 highlights the area transferred from the holding to members of the family for family homes. Sites no.1, 2. And 3. outlined in blue.,

WICKLOW COUNTY COUNCIL

19 JUN 2025

PLANNING DEPT.

Map no 2 highlights the area contained within the boundaries of folio WW6161

Map no 3 highlights the area Land use zoning, are to be transferred into the town boundaries outlined in red and colored yellow

Map no 4: identifies lands that our clients could offer to Wicklow County Council for the purpose of providing a playing pitch, parking and associated recreational facilities to serve this development and adjoining local authority housing development.

Summary.

I would hope that you will look kindly at the rezoning request, which I am making for the following reasons.

- 1) the land is suitable for a small development to align with the proposed development plan.
- 2) Services are all available.
- 3) The land is adjacent to the existing town boundary and the natural progression as the town population and the local economy expands in line with WCC CD forecasts

Yours Faithfully.

Pat O'Connor. 18/06/2025.

Ashford Property Services

Planning, Architectural and Property Consultants

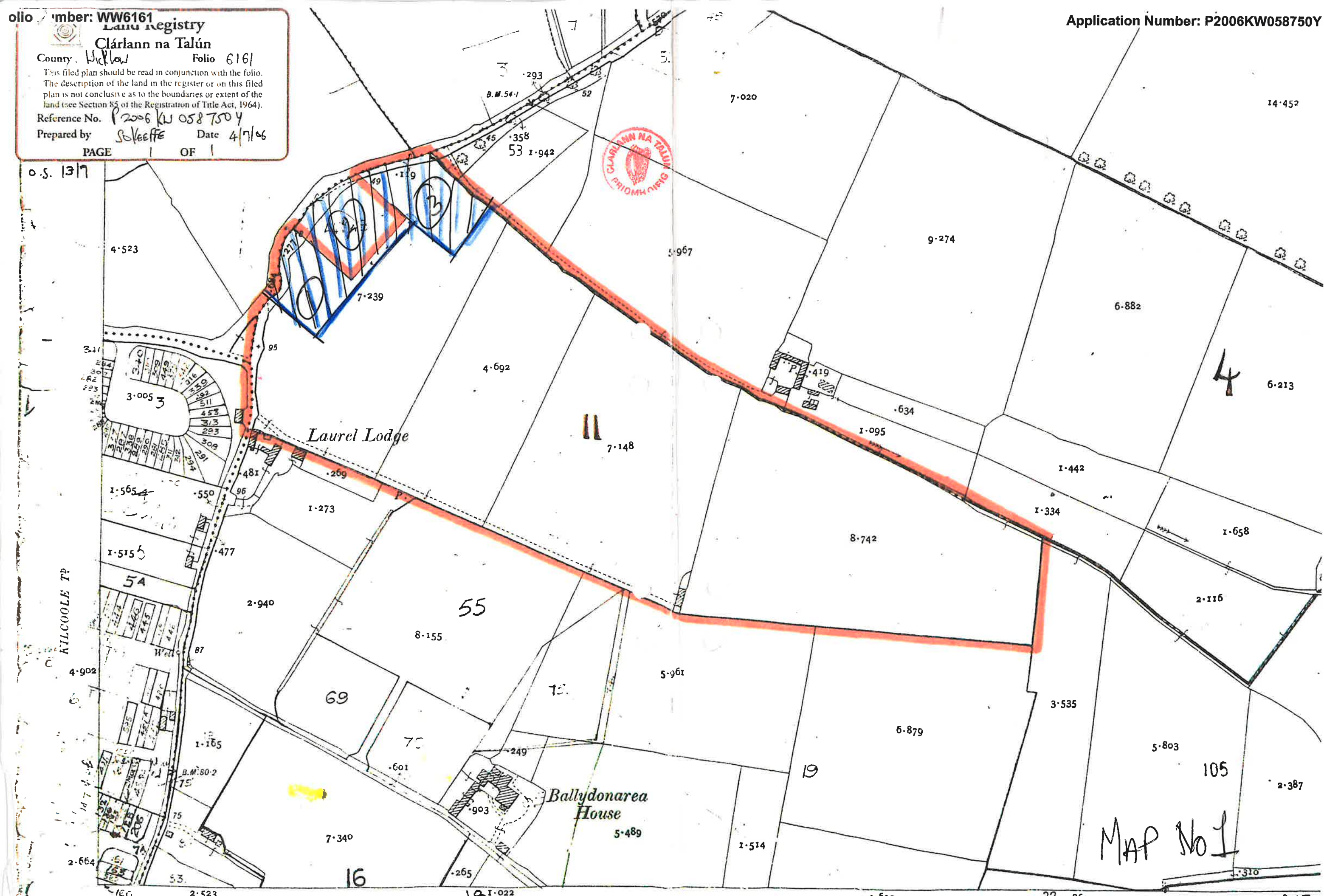
Pat O'Connor. Dip Arch. Biat.

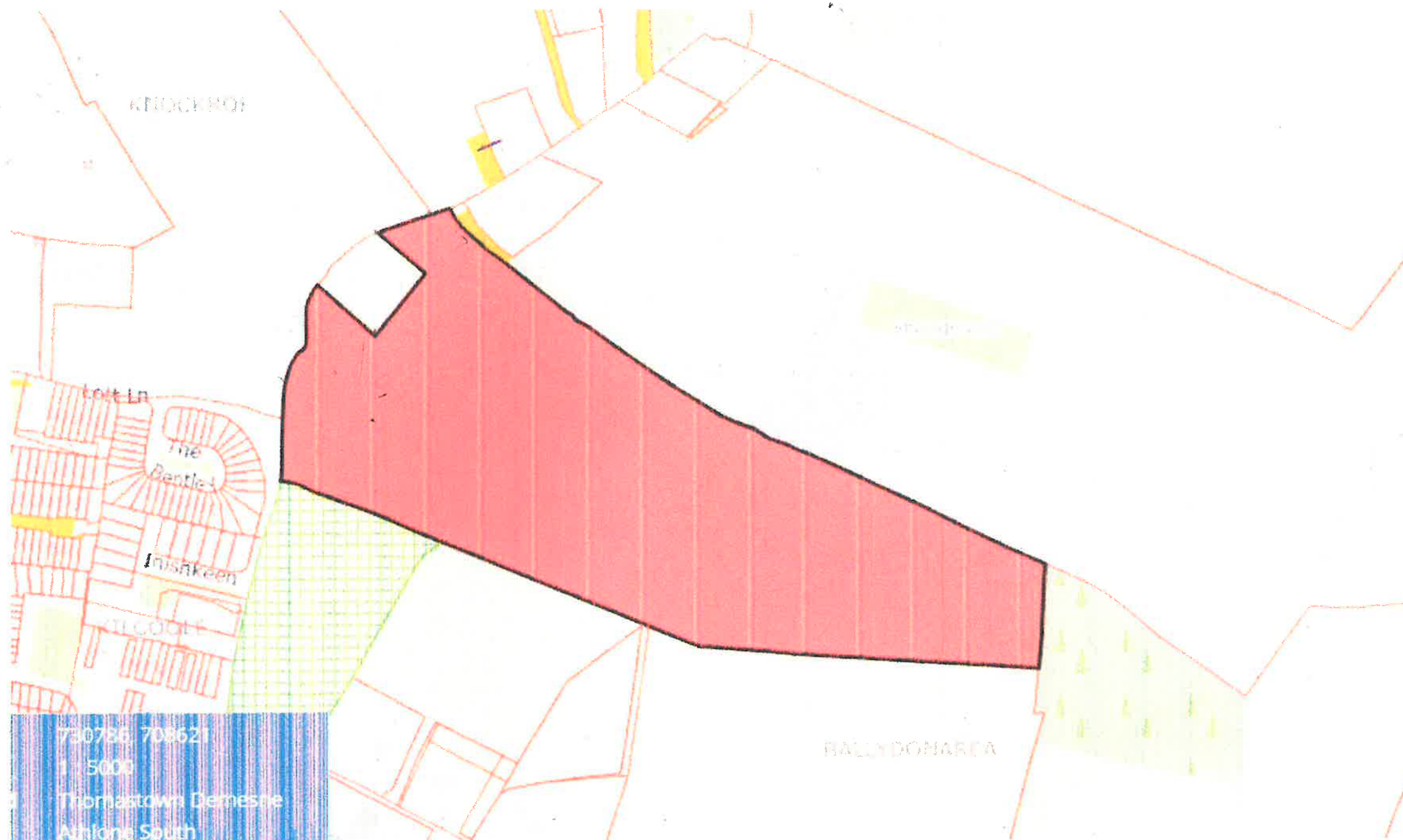
Rory O'Connor. BSc (Hons) Con. Man. MIEI.

Ross Boyce. Architectural Technician

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olio Number: WW6161
 Land Registry
 Clárann na Talún
 County Wicklow Folio 6161
 This filed plan should be read in conjunction with the folio.
 The description of the land in the register or on this filed
 plan is not conclusive as to the boundaries or extent of the
 land (see Section 85 of the Registration of Title Act, 1964).
 Reference No. P2006 KW 058750Y
 Prepared by S. Keefe Date 4/7/06
 PAGE 1 OF 1





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Folio Number	WW6161
Title Level	Freehold
Plan Number	11
Property Number	1
Area of selected plans	10.93 hectares.
Number of Plans on this folio:	1

Address	Not Available
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[View Folio PDF](#)

[Request Certified Copy](#)

*Tailte Éireann Registration Boundaries and Plan Area **are not conclusive**. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).

[Print Current View](#)

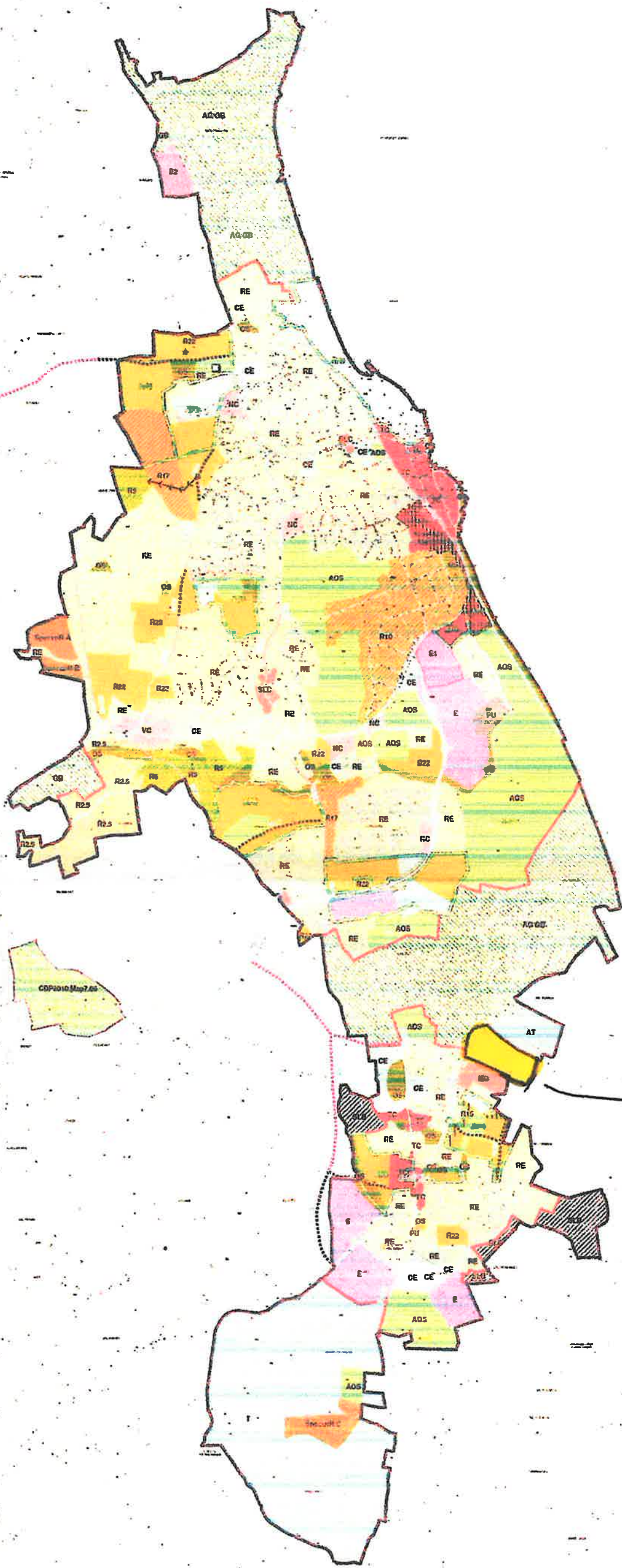
[Help](#)

Please Note

Your current balance is €0.00

AREA OF PLOT = 27.0 Acres
10.93 ha.

MAP No 2



- RE: Existing Residential
- R22: Residential - 22/ha
- R17: Residential - 17/ha
- R15: Residential - 15/ha
- R10: Residential - 10/ha
- R5: Residential - 5/ha
- R2.5: Residential - 2.5/ha
- SpecialR: Special Residential
- TC: Town Centre
- VC: Village Centre
- NC: Neighbourhood Centre
- SLC: Small Local Centre
- E: Employment
- E1: Employment
- E2: Employment
- CE: Community and Education
- OS: Open Space
- AOS: Active Open Space
- GB: Greenbelt
- AT: Agri-Tourism
- T: Tourism
- MU: Mixed Use
- PU: Public Utility
- SLB: Strategic Land Bank
- Action Plan
- Opportunity Site
- Road Objective - Long term
- Road Objective - Short Term
- Road Objective - Road Improvement
- Indicative Green Routes
- Core Retail Area
- Community Building
- Settlement Boundary
- LAP Boundary
- Indicative Through Access Route

SITE

No 3



Land Use Zoning Objectives Map A

ADOPTED GREYSTONES - DELGANY AND KILCOOLE LOCAL AREA PLAN (LAP) 2013-2019

