



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

Submission Details

Ref	VAR7-210921
Who Are You?	Private Individual
Name:	David Ashe
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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:

Dear Planning Team,

I am writing to formally object to the proposed land use zoning changes outlined in Proposed Variation No. 7 (Greystones-Delgany & Kilcoole Local Planning Framework). While the inclusion of objectives for community infrastructure is noted, the scale of the proposed New Residential (RN) zoning is completely unsustainable given the existing deficits in Greystones' infrastructure and public services.

Specifically, I strongly object to the following rezonings:

GSD 1 (Burnaby Mill West / Killincarrig - SLO13): The proposed conversion of c. 3.2 hectares of Active Open Space (AOS) to New Residential (RN).

GSD 2 (Charlesland / SLO3): The massive scale of converting c. 33.9 hectares of Active Open Space to New Residential (RN).

The addition of over 37 hectares of residential-led zoning across these two strategic sites will severely exacerbate the severe infrastructure bottlenecks currently facing the town:

Critical Traffic and Transport Capacity:

The local road network, particularly around the Charlesland dual carriageway, internal town roads, and corridors leading to the N11, is already choked at peak hours. While the SLO3 text notes potential access points via the Kilfernoc and Glen roundabouts, adding hundreds of new homes onto the Charlesland bypass will result in total transport gridlock. The transport system cannot handle this volume.

Overburdened Local Schools:

Primary and secondary schools in the Greystones-Delgany area are entirely full, with extensive waiting lists. Families already living in the area struggle to secure local spots. Zoned spaces or placeholders for education do not solve the immediate crisis; no further residential units should be authorized until physical school places are expanded and actively delivered.

Saturated GP and Healthcare Services:

Local primary care facilities are at absolute capacity, with most general practices

closed to new patients. An influx of thousands of new residents across Charlesland and Killincarrig will leave families without access to basic healthcare, posing a direct threat to community welfare.

Loss of Active Open Space:

Turning large tracts of existing Active Open Space (AOS)—including lands forming part of the Charlesland Golf Club ecosystem—into housing layouts strips the community of vital recreational capacity at a time when the population is rapidly growing.

Sustainable planning requires infrastructure to be delivered before residential units are occupied. While the text attempts to tie residential occupancy to the delivery of community/sports facilities, it fails to address the macro-level deficits in our schools, healthcare system, and strategic road networks.

I urge Wicklow County Council to reject the residential zonings under GSD 1 and GSD 2 until comprehensive upgrades to transport, school capacities, and healthcare are fully funded and operational.

Yours sincerely,

Dave Ashe

Greystones.