

	<h1>Greystones-Delgany & Kilcoole LPF Variation No.4</h1>
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Who are you:	Private Individual, Agent
Name:	Stephen Moore
Reference:	GDKLPF-102747
Submission Made	May 30, 2025 11:07 AM

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
- A.3 Factors influencing future development options
- A.4 Overall strategy

Local Planning Framework PART B Settlement Specific Objectives.

- B.1 Town Centre Regeneration
- B.2 Residential Development
- B.8 Land Use Map and Zoning

- B.9 Specific local objectives (SLOs)

Write your observations here:

See Attached

Please select which town you want to comment on:

Kilcoole

Observation relevant to the settlement:

See Attached

Upload a File (optional)

MOORE_COVER_ZONING_SUB.pdf, 1.31MB



MOORE

ARCHITECTURE

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25/Vari

28/05/2025

**Variation No. 4, Administrative Officer,
Planning Department, Wicklow County Council,
County Buildings, Station Road,
Wicklow Town, A67FW96**

Re: Submission for Consideration - Greystones-Delgany & Kilcoole LAP

Dear Sir/Madam,

Regarding the Draft Greystones / Delgany & Kilcoole Local Planning Framework – Variation No. 4, I would like to make the following Submission for consideration in relation to the Zoning:

Introduction:

Existing settlement lands, the subject of this submission equate to approximately 11 hectares located at the Junction of Ballyronan Road and Kilquade Hill Road and extends south to Woodstock Road. Land banks to the North and West of the existing residential settlement are primarily agricultural fields. Kilquade House and gardens are directly located to the east. Approximately situated 1.5km west of Kilcoole Village, the existing land, subject of this submission, is of well-established residential use with individually designed dwellings complete with large, often hard to keep open space gardens, see Image One & One A below. From the Maps attached and previous experience in relation to planning submissions in this area, all public services are readily available within the catchment zone of this submission.

Currently the site is just outside the active LAP town boundary, see Image Two attached below. Under the current CDP Settlement Strategy, the land is designated to be Level 10 Rural Area (Open Countryside). As can be seen from the images attached, this area is historically developed as residential with no Level 10 Rural Area (Open Countryside) in use within the bounds of the lands indicated in this submission.

In reality the lands, subject of this submission will never again be ‘Open Countryside’, and it makes no sense to retain the current zoning because of this.



Image One:



Image One A:

Proposal Submission:

I would respectfully suggest that this land should be included within the GDKLAP town boundary and assigned an appropriate Existing Residential (RE) zoning for the following reasons:

- Existing Established Residential Settlement with no availability of Open Countryside outside the boundaries of this submission.
- All existing public services are available in the area.
- Located 1.5KM from Kilcoole Village Centre, making it easily cycle and foot friendly through the inclusion of the Improved Pedestrian and Cyclist Infrastructure Proposed as part of the GDK59C - Map No.5 Transport Strategy.
- Located in very close proximity to several employment zones, including Druids Glen Golf Club and Hotel, Kilcoole Industrial Estate, Bullford Industrial Estate, Network Industrial Park, all cyclable and within walking distance.
- Located close to educational facilities, all cyclable and within walking distance.
- Serviced land and generous plot sizes make appropriate infill development feasible. Currently there are pockets of land that cannot be used as Open Countryside, but could be utilised for providing much needed housing, whilst completing 'oasis' sites available within the boundaries of this submission by way of appropriate infill housing.
- This residential settlement should no longer be considered as 'open countryside' as it is an established residential area adjacent to Open Countryside, with no potential to revert to Open Countryside.

I have indicated on the enclosed drawing the following:

- Image Two – Existing GDKLAP Land Use Zoning Objectives.
- Image Three – Proposal to Extend the boundaries of the GDKLAP town boundary.
- Image Four – Proposed Land use zoning to become;

Residential Existing (RE): *"To protect, provide for and improve residential amenities of adjoining properties and areas while allowing for infill residential development that reflects the established character of the area in which it is located."*

- Image Five – Overview of the proximity of the land in question to the Existing LAP town boundary and the Village Centre, all within walking and cycling distance.
- Image Six – The location of the existing public services in the area including, foul sewer, surface water sewer, broadband & watermains, more than ample to cater for the pockets of land available within the submission boundaries. Also indicated on this Image, the route of the Improved Pedestrian and Cyclist Infrastructure Proposed as part of the GDK59C - Map No.5 Transport Strategy.

My Conclusion:

I believe that the inclusion of the above within a new LAP town boundary will help facilitate modest infill development and will utilise the existing generous plot sizes in a sustainable manner allowing for a moderate increase to the housing stock in the immediate area, thus providing, in a small way, the potential to provide much needed housing in a modestly developing area.

Due to its close proximity to the urban setting / small growth town of Kilcoole, the existence of all public services in the area, I feel that it is not appropriate for this existing settlement to be designated as a Level 10 Rural Area (Open Countryside), in that pockets of land cannot be used as Open Country Side, as they are land-locked by the existing dwellings and would be much better utilised as infill housing.

The inclusion of this existing settlement within a new LAP town boundary will act as an obvious 'book-end' between the urban settlement and the open countryside located to the north and west of the settlement.

I trust the above and enclosed will be given due consideration upon review.

Yours sincerely,



Stephen Moore.

B.Arch MRIAI

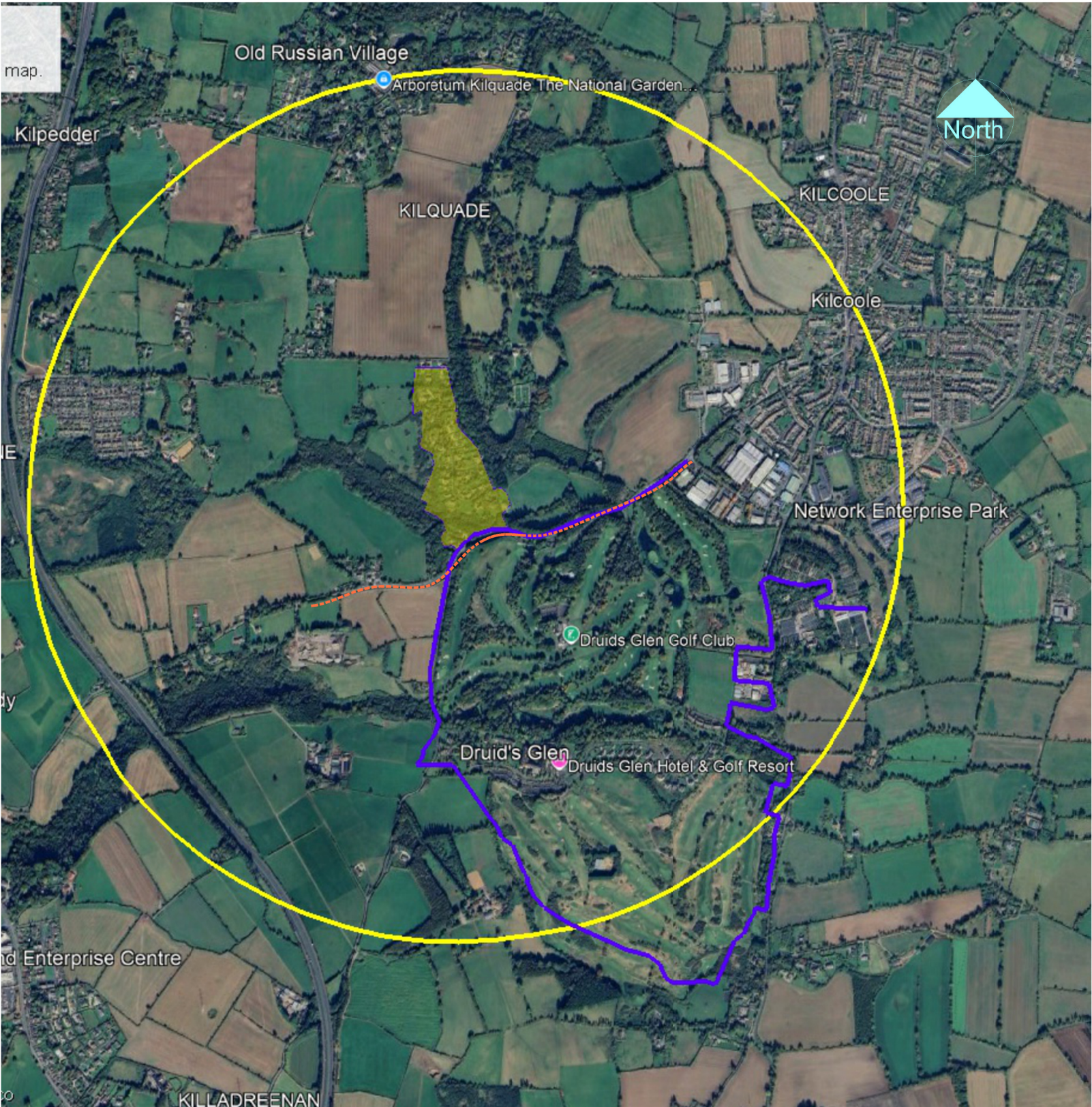


Image Five - Location Map with 1.5KM Radius Indicated
source: Google Earth

— = Existing LAP Boundary
— = 1.5km Radius



Image Six - Public Services Map
source: Google Earth

Services Legend

Symbol:	Description:
	Existing Services Located in Public Road including: <ul style="list-style-type: none">Foul SewerSurface Water SewerWatermainsHighspeed broadband NOTE: Improved Pedestrian and Cyclist Infrastructure Proposed as part of the GDK59C - Map No.5 Transport Strategy.

= Proposed RE Zoning

REV.	DATE	DRN.	CHRD.	APP.	DESCRIPTION

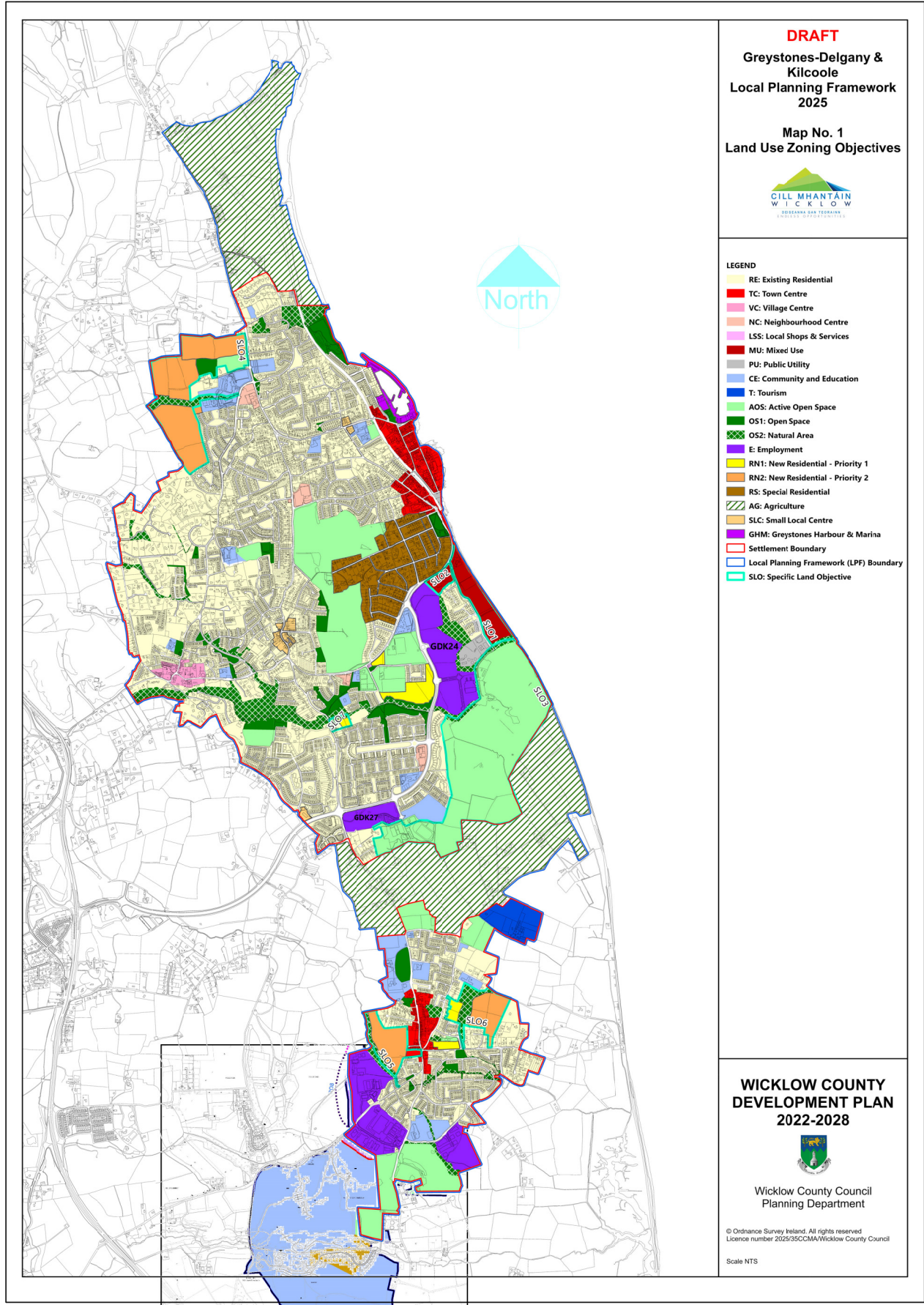
REV.	DATE	DRN.	CHRD.	APP.	DESCRIPTION

NOTES:



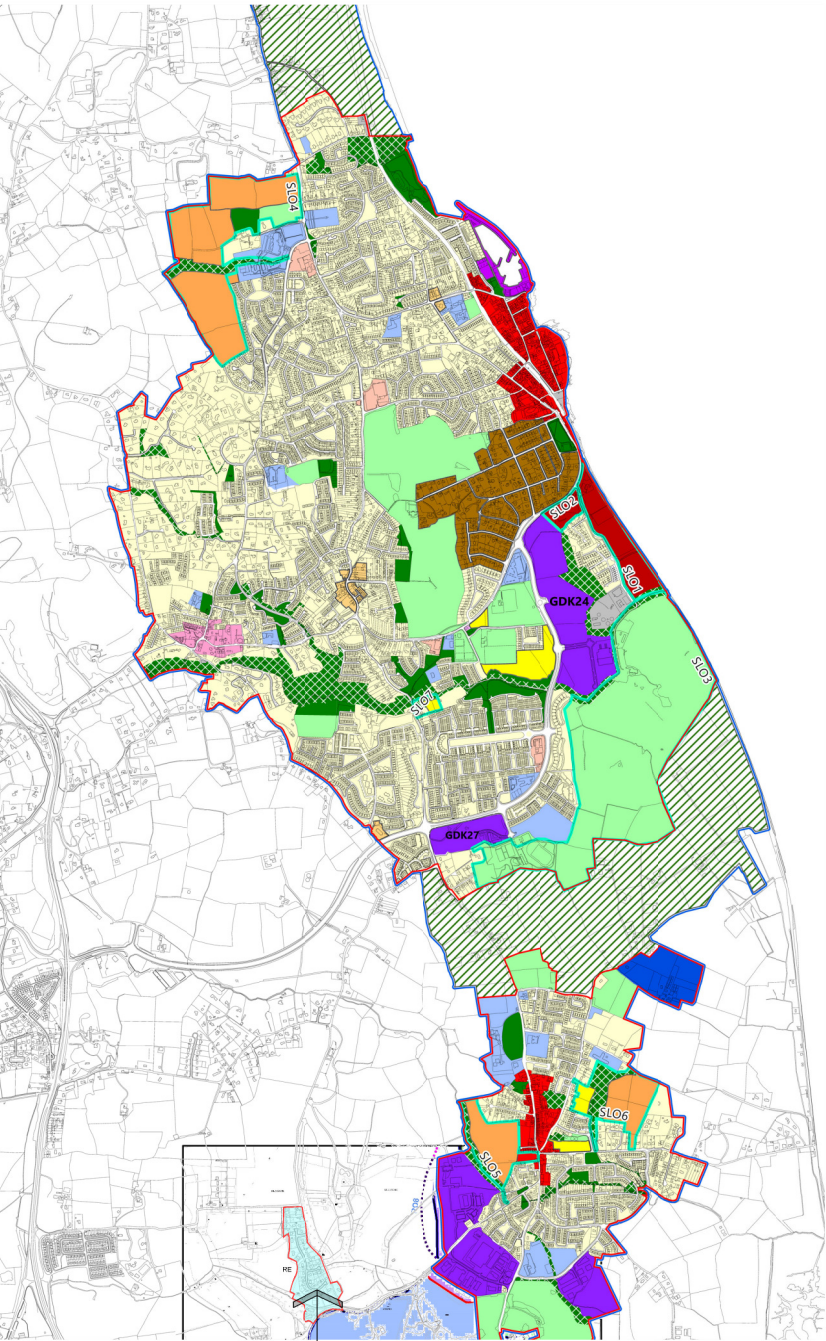
JOB TITLE	GDKLAP Zoning Proposal	DWG NO	Vari-02
CLIENT	Stephen Moore	REVISION	-
DRAWING	Existing & Proposed Zoning Maps	DRN.	SM
JOB NO	25-Vari	SCALE	NTS
DATE	28/05/2025	APP.	-

Image Two - Current Zoning Land Use Objectives Map



EXISTING:

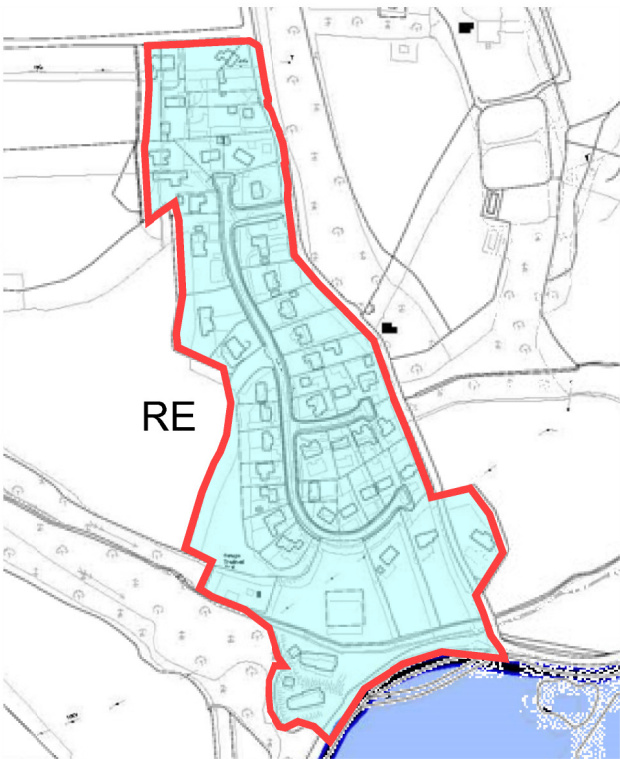
Image Three - Proposed Revision to LAP Boundary



PROPOSED:

PROPOSED:

Image Four - Proposed Land Use Objectives within Extended LAP Boundary



RE: To protect, provide for and improve residential amenities of adjoining properties and areas while allowing for infill residential development that reflects the established character of the area in which it is located.

Proposed Revision to LAP Boundary

NOTE: Improved Pedestrian and Cyclist Infrastructure Proposed as part of the GDK59C - Map No.5 Transport Strategy.

DO NOT SCALE - USE FIGURED DIMENSIONS ONLY - ALL DIMENSIONS TO BE CHECKED ON SITE				
REV.	DATE	DRN.	CHKD.	APP.

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