

	<h1>Greystones-Delgany & Kilcoole LPF Variation No.4</h1>
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Who are you:	Agent
Name:	plan8 architects
Reference:	GDKLPF-122411
Submission Made	May 28, 2025 12:26 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
- A.3 Factors influencing future development options

Local Planning Framework PART B Settlement Specific Objectives.

- B.2 Residential Development
- B.8 Land Use Map and Zoning
- B.9 Specific local objectives (SLOs)

Write your observations here:

please see written submission attached

Please select which town you want to comment on:

Greystones/Delgany, Kilcoole

Observation relevant to the settlement:

please see written submission attached

Upload a File (optional)

GDKLAP_Submission.pdf, 4.74MB



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

Date: 23.05.25

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

Dear Sir/Madam,

With regard to the Draft Greystones / Delgany & Kilcoole Local Planning Framework – Variation No. 4, we would like to make the following zoning submission for consideration:

Introduction:

The existing settlement lands in question comprises approximately 11 hectares and is located at the Junction of Ballyronan Road and Kilquade Hill Road and extends south to Woodstock Road (Newtownmountkennedy – Kilcoole road). Lands located to the North and West of the existing settlement are primarily agricultural fields. Kilquade House and estate are located to the east.

Situated 1.5km west of the centre of Kilcoole Village the existing land use is that of dwellings with generous gardens, see fig 1. All public services are readily available within the area.

Currently the site is just outside the current LAP town boundary, see fig 2. Under the current CDP Settlement Strategy, the land is designated to be Level 10 Rural Area (Open Countryside).



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Fig 1 – Site Location

Source: Google Earth



Fig 1A – Site Location

Source: Google Earth



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Proposed Submission:

We would recommend that this land should be included within the GKDLAP town boundary and assigned an appropriate Existing Residential (RE) zoning for the following reasons:

- Existing Established Residential Settlement.
- All existing public services are available in the area.
- Located 1.5KM from Kilcoole Village Centre.
- Located within very close proximity to several employment zones, including Druids Glen Golf Club and Hotel, Kilcoole Industrial Estate, Bullford Industrial Estate, Network Industrial Park.
- Located close to educational facilities.
- Serviced land and generous plot sizes make appropriate infill development feasible.
- This residential settlement should no longer be considered as 'open countryside'.

We have indicated on the enclosed drawing the following:

- Fig 2 – Existing GDKLAP Land Use Zoning Objectives.
- Fig 3 – Proposed Extension to GDKLAP town boundary.
- Fig. 4 – 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."*
- Fig. 5 – Overview of the proximity of the land in question to the Existing LAP town boundary and the Village Centre.
- Fig. 6 – The location of the existing public services in the area including, foul sewer, surface water sewer, watermains and broadband.

Summary:

We 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.

Due to its close proximity to the urban setting / small growth town of Kilcoole, the existence of all public services in the area, we feel that it is not appropriate for this existing settlement to be designated as a Level 10 Rural Area (Open Countryside) area.

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.

We trust the above will be given consideration during this review process.

Yours Sincerely,

Graham Kennedy
plan8 architects

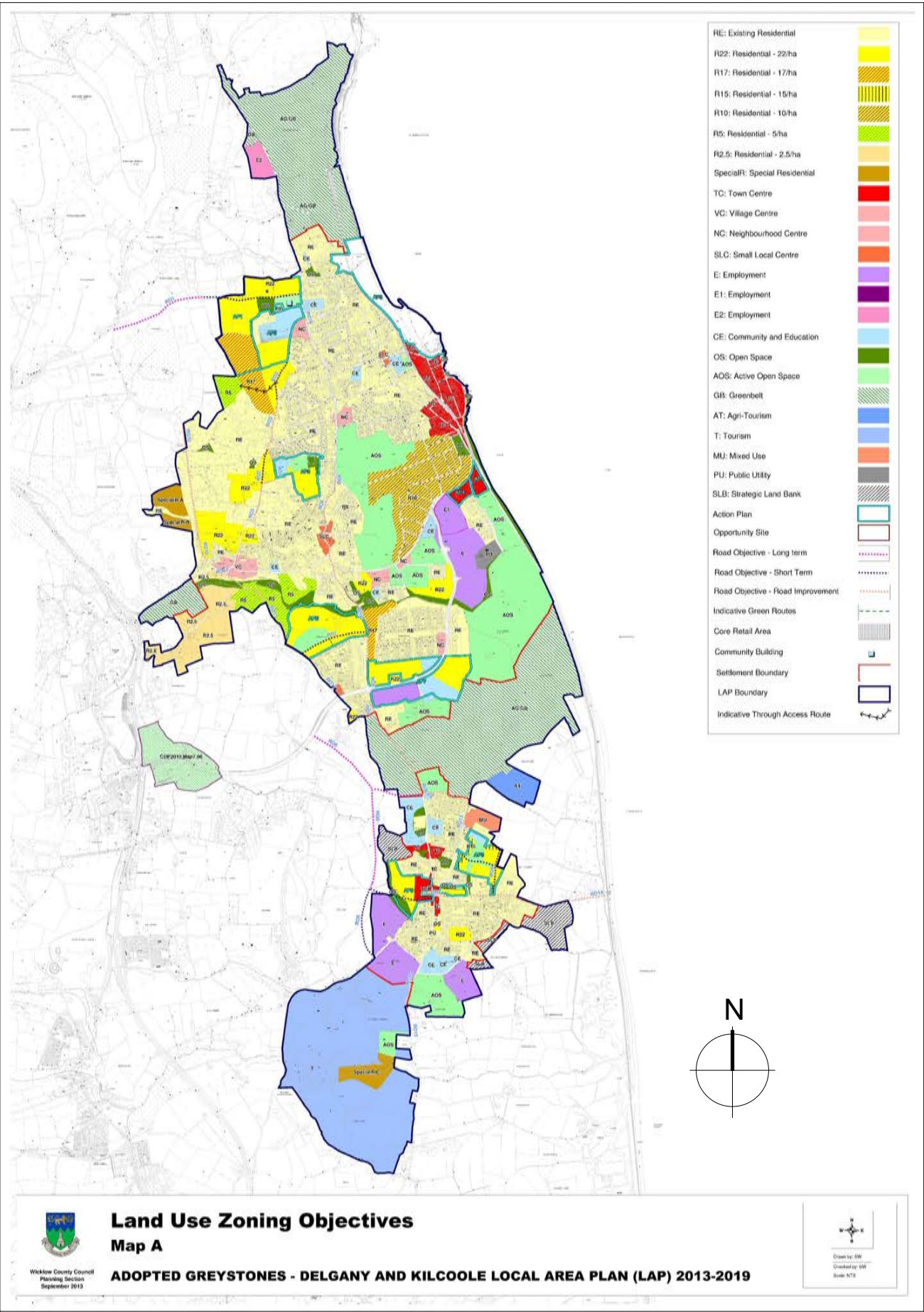


Fig. 2 - Current Zoning Land Use Objectives Map

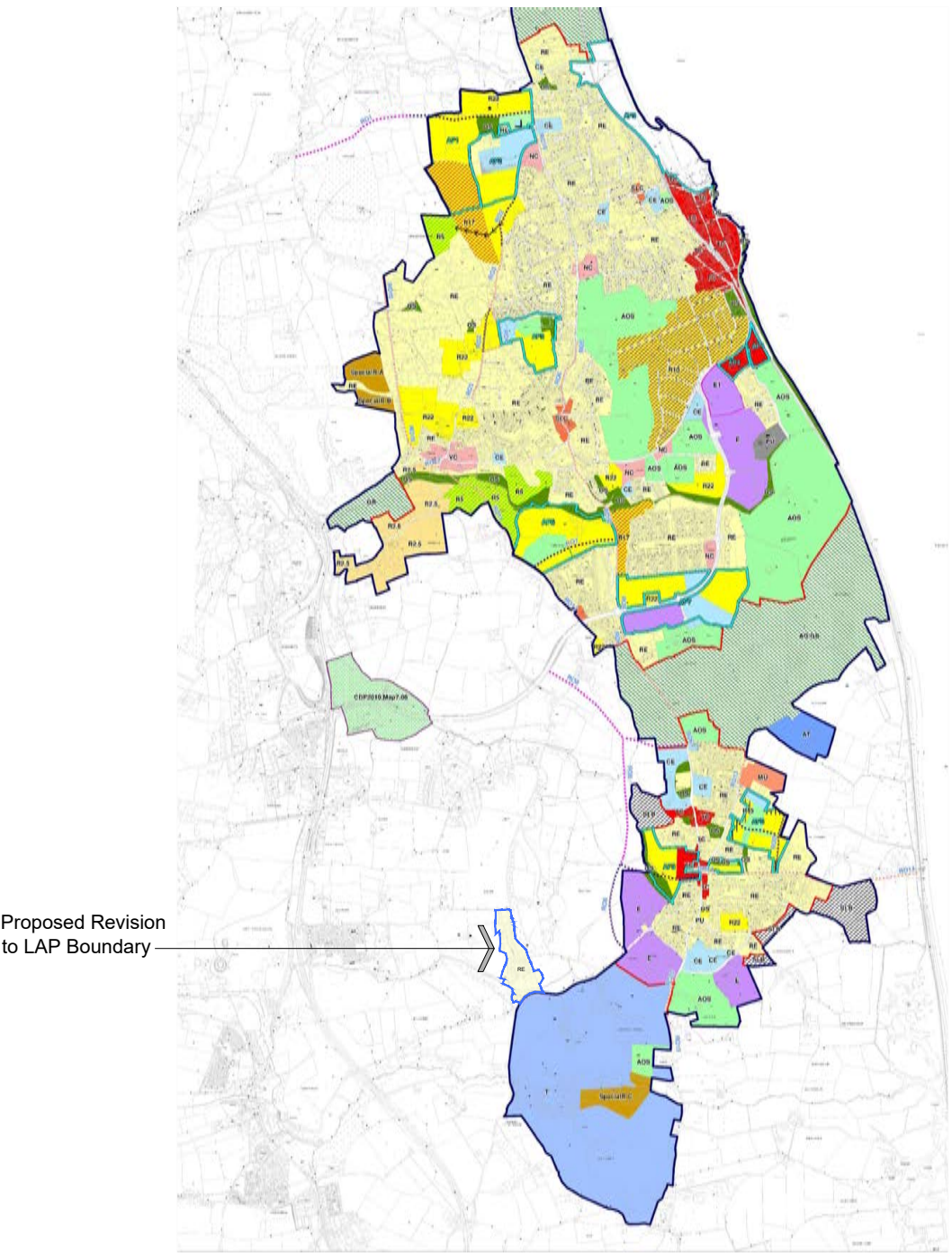


Fig 3 - Proposed Revision to LAP Boundary

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.

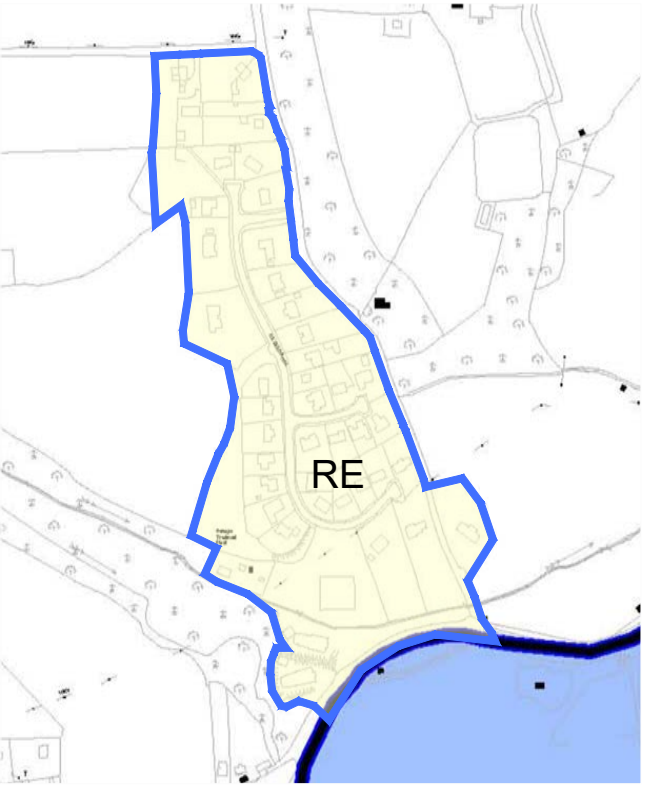
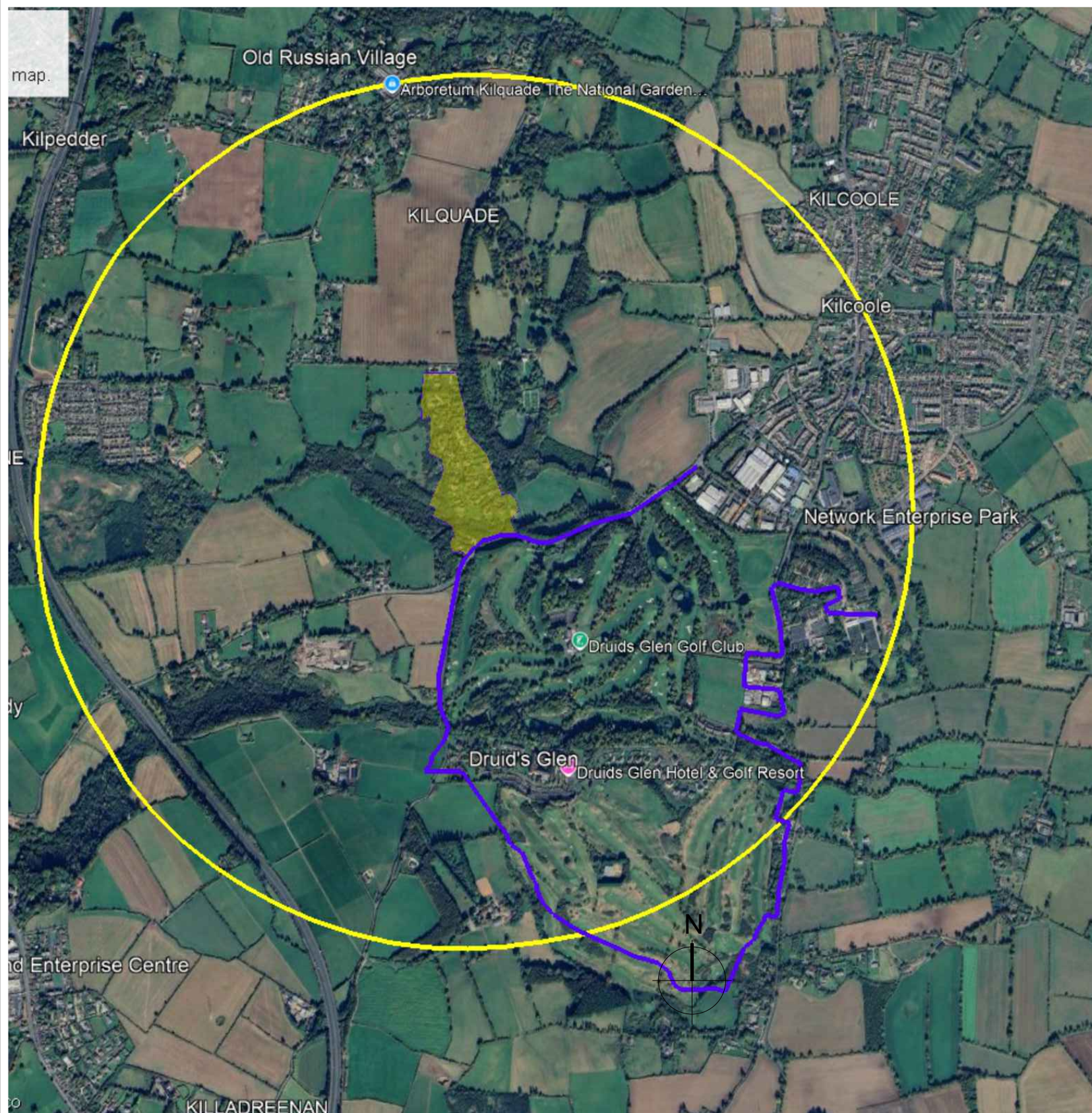



Fig. 4 - Proposed Land Use Objectives within Extended LAP Boundary




 = Existing LAP Boundary
 = 1.5km Radius

 = Proposed RE Zoning



Services Legend

Symbol:	Description:
	Existing Services Located in Public Road including: <ul style="list-style-type: none">• Foul Sewer• Surface Water Sewer• Watermains• Highspeed broadband