



Greystones-Delgany & Kilcoole Local Area Plan Submission - Report

Who are you:	Private Individual
Name:	Andrew O'Kane
Email Address:	[REDACTED]
Reference:	GDKLAP-122446
Submission Made	January 30, 2024 12:38 PM

Topic

Compact Growth - Housing - Population Growth

Submission

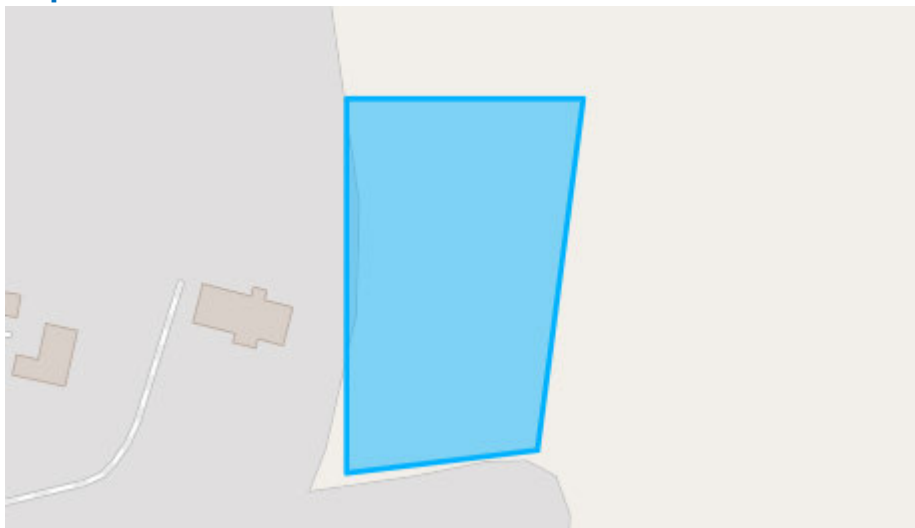
Sir / Madam,

Please find a proposal for land re-zoning attached.

Yours sincerely,

Andrew O'Kane.

Map



Map data © OpenStreetMap contributors, Microsoft, Facebook... Powered by Esri

Site Description:

1.5 acres of land adjoining existing residential development, with access to Sea Road. All services run adjacent to the site access. Site is located approximately 700m from Kilcoole Village, 100m from 84 bus stop and 800m from Kilcoole railway station.

File

Rezoning Request Cover Letter 30.01.24 _O_Kane_.pdf, 0.11MB

Request for Rezoning - 30 January 2024 _O_Kane_.pdf, 0.89MB

Appendix A - Map_A_Land_Use_Zoning_Map_0 CURRENT LAYOUT _O_Kane_.pdf,
3.25MB

Appendix B - Permission from Landowner _O_Kane_.pdf, 0.06MB

Appendix C - Land Registry Map with site location marked _O_Kane_.jpg, 0.1MB



**Greystones-Delgany & Kilcoole LAP
Administrative Officer
Planning Department
Wicklow County Council
County Buildings
Station Road
Wicklow Town
A67 FW96**

30 January 2024

Dear Administration Officer,

Please find enclosed an application for land re-zoning in accordance with the pre-draft consultation stage of the Greystones-Delgany & Kilcoole LAP for 2024.

Yours sincerely,

A handwritten signature in black ink that reads "Andrew O'Kane".

Andrew O'Kane

Re: Request for rezoning of 1.5-acre land off Sea Road, Kilcoole.

Dear Sir / Madam,

Proposal:

I, Andrew O’Kane, am requesting that the land (approx. 1.5 acres) shown in Figures 1 & 2 below is rezoned from Agricultural to match that of the existing development, Existing Residential (RE).



Figure 1: Site location details

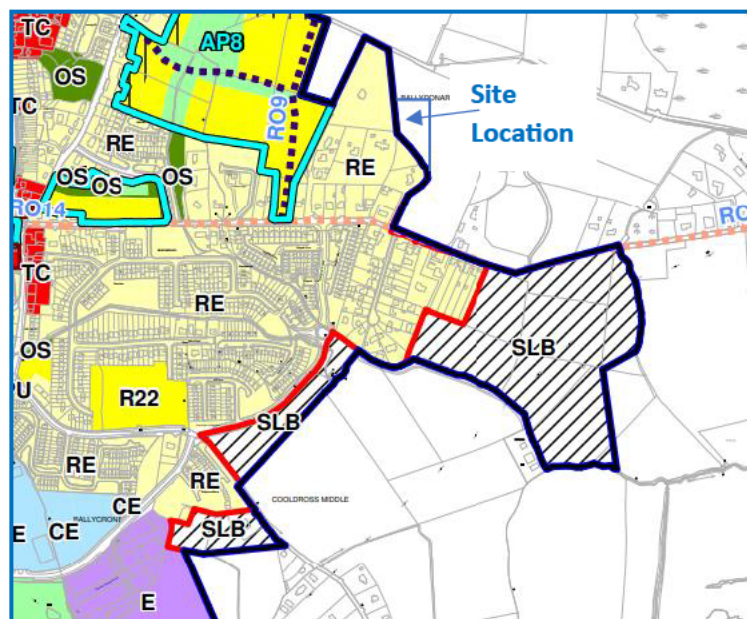


Figure 2: Extract from Kilcoole 2019 LAP Map A (refer to appendix A)

Assessment:

The proposal is prepared to align with the following key elements:

A. The Context

Wicklow County Development Plan (CDP) 2022-2028

Overall Strategy (Chapter 2)

Healthy Placemaking • Climate Change • Economic Opportunity

According to WCC, these 3-overarching cross-cutting themes inform and shape all aspects of the CDP. Healthy placemaking integrates with the creation of sustainable communities, which includes housing, sustainable mobility, healthy town and village centres and economic development. Climate change has implications for economic development, sustainable mobility, heritage and biodiversity. Economic development is increasingly integrated with our response to climate change and to the delivery of healthy placemaking.

In addition, the delivery of compact growth in all towns and villages by capitalising on the potential for infill and brownfield development, moving away from a reliance on greenfield development and creating places that encourage active lifestyles is essential for the successful delivery of the development plan strategy.

B. Project Ireland 2040: National Planning Framework

National Policy Objectives	
NPO 30	Local planning, housing, transport / accessibility and leisure policies will be developed with a focus on meeting the needs and opportunities of an ageing population along with the inclusion of specific projections, supported by clear proposals in respect of ageing communities as part of the core strategy of city and county development plans.
NPO 33	Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.
NPO 34	Support the provision of lifetime adaptable homes that can accommodate the changing needs of a household over time.
NPO 35	Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

Source: National Planning Framework, 2018)

C. Wicklow CDP Planning Strategy

Delivering sustainable settlement patterns and compact growth in all towns and villages by capitalising on the potential for infill and brownfield development, moving away from a reliance on greenfield development and creating places that encourage active lifestyles.

D. Wicklow CDP Population and Growth Targets

Settlement	Population 2016	Population Target Q2 2028
Baltinglass	2,251	2,607
Enniskerry	1,877	2,106
Kilcoole	4,244	4,778
Newtownmountkennedy	3,552	5,179
Rathdrum	1,716	2,339

E. Services & Infrastructure:

- (i) **Current Access / Entrance:** Roadway access is off Sea Road Kilcoole, opposite the 84-bus terminus. The existing entrance was designed and installed in accordance with WCC Roads & Transport.
- (ii) **Future Access / Entrance:** No future changes are envisaged, unless WCC has new requirements.



Figure 3: Current access off Sea Road in Kilcoole

- (iii) **Infrastructure:** the site is serviced by a fully compliant roadway that accesses onto Sea Road, Kilcoole. The current roadway has a pedestrian footpath. Adjoining Sea Road footpaths allow pedestrian access to; Kilcoole village, Kilcoole beach and Kilcoole railway station, all less than 1.0km away, or 10 minutes walk away.

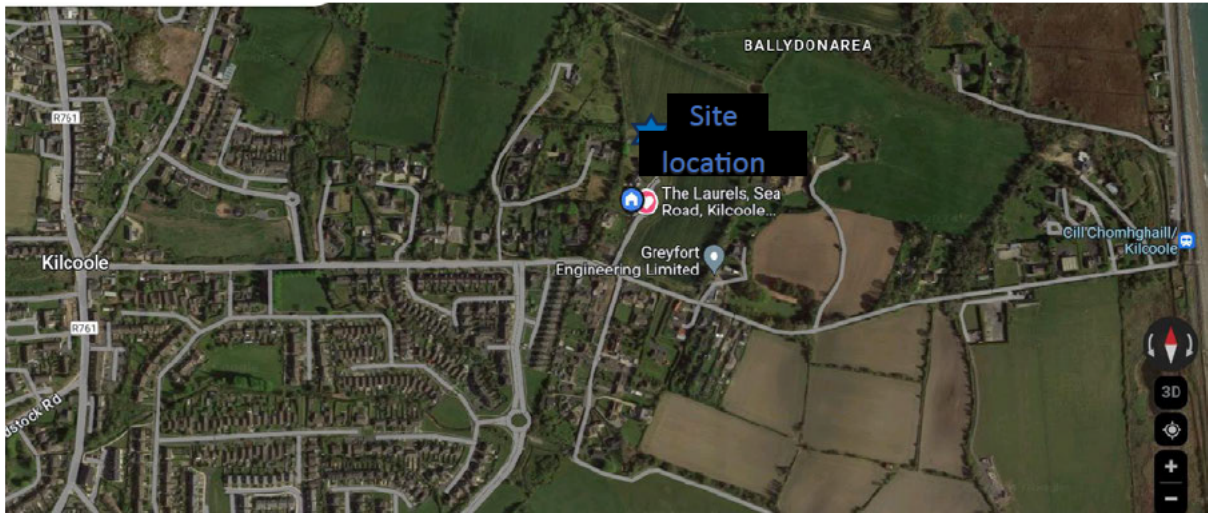


Figure 4: Site marked on overview of Kilcoole village.

- (iv) **Services:** all services, water, electricity drainage and broadband are at the perimeter of the development as shown below:

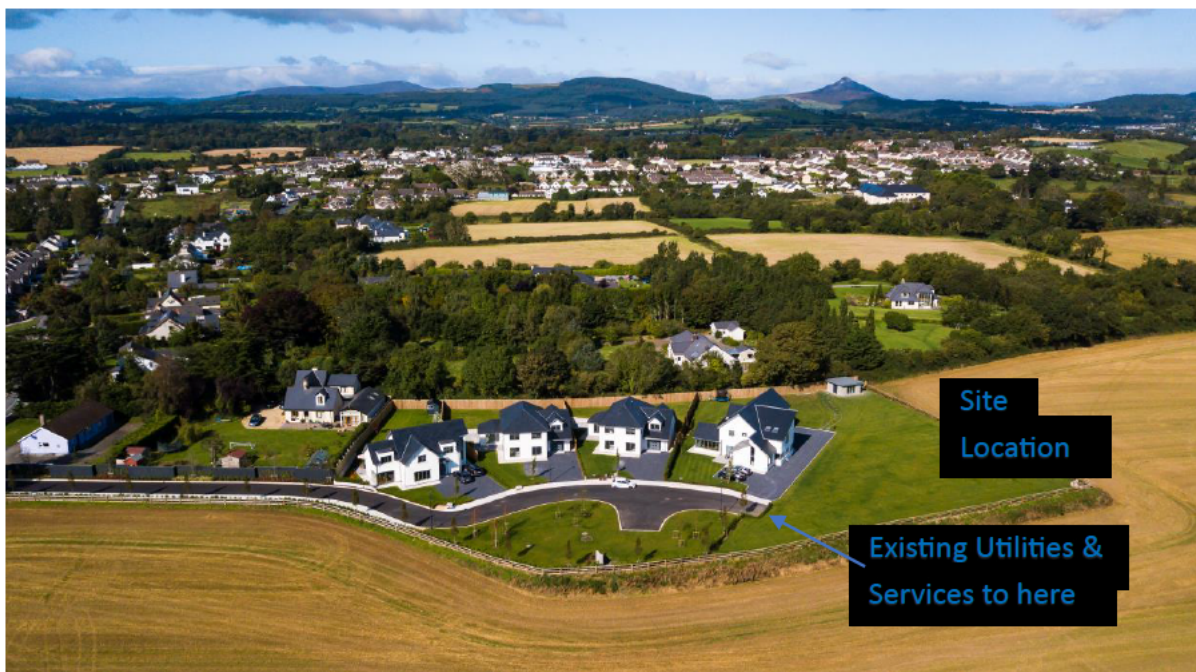


Figure 5: Existing service location

Existing development: The Laurels, Sea Road, Kilcoole

The recently built 4-house (A-rated) development on 1.5 acre is in keeping with the 3 main themes of the CDP. The village, with its excellent services and amenities is a 10-minute walk. The local train station is 750m away, and the InterCity to Dublin timetable is well-suited to daily commuters. The Park & Ride at the Greystones Dart station also serves a full daily schedule to and from Dublin. The nearest Aircoach stop at Charlesland is 4km.

- A-rated 4 bed detached homes.
- Air to water heat pumps.
- Ample off-street parking.
- Short stroll to local village and shops.
- Crèches, primary and secondary schools nearby.
- Dublin Bus routes 84 operating from across the road.
- Intercity train station just 750m away.
- Circa 4km to Delgany and 5km to Greystones.

The following is an aerial photo of the existing Laurels development. Our proposal is to continue this development, subject to planning approval. The first step is to re-zone the land to RE (Existing Residential).



Figure 5: Existing development

This rezoning request is to support the addition of 4 similar type homes, subject of course to WCC planning approval.

Current Landowner:

I have purchased the land from my aunt, [REDACTED]
[REDACTED] The land has not yet been registered, and so I have written permission to liaise with WCC. Please refer to Appendix B & C.

Counsellor support:

Tom Fortune is familiar with the high-quality design and construction of the existing Laurels development and is kindly supporting my request.

Summary:

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

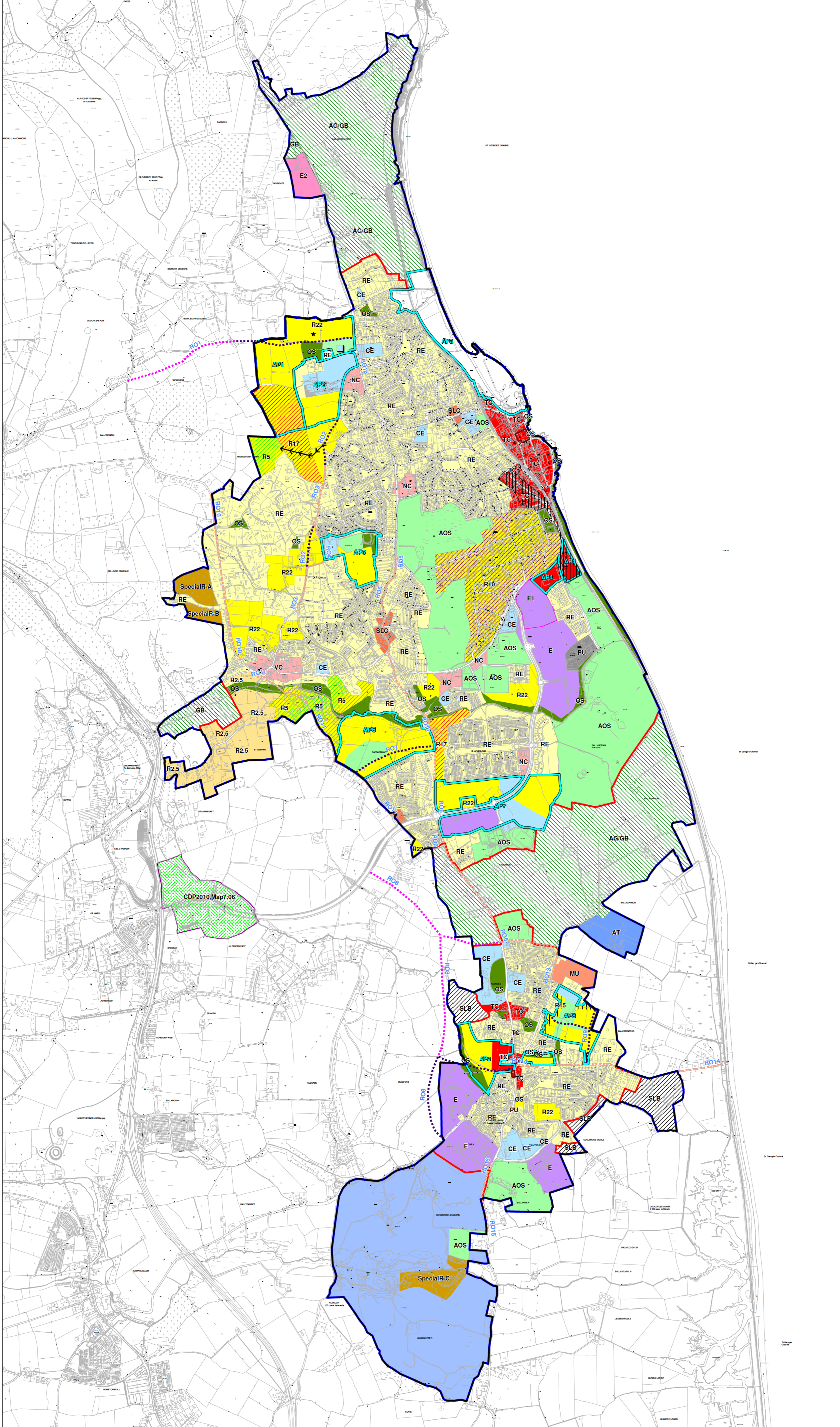
- The land is suitable for a small development to align with the CDP.
- The proposed development extension is within 1km of Kilcoole village. The existing private and public footpaths allow for safe and easy reach of the village for all age groups.
- The existing vehicular and pedestrian access onto Sea Road is in accordance with the WCC planning conditions.
- The 84-bus terminus is 200m from the proposed site location.
- Kilcoole railway station is within 1km of the site location.
- Service connections are already in place and future-proofed for such an extension.
- 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 CDP forecasts.

Yours Faithfully,



Andrew O'Kane

30th January 2024



- 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

Land Use Zoning Objectives

Map A

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

[Redacted signature]

17th January 2024.

To whom it may concern.

I refer to the attached map – this is to confirm Andrew O’Kane is in the process of purchasing the site marked B from me and, I give him permission to consult and liaise with the Wicklow County Council planning department.

Yours sincerely,

[Redacted signature]