

	<h1>Variation No.6</h1>
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Who are you:	Agent
Name:	David and Ida Kelly
Reference:	VAR6-153839
Submission Made	January 16, 2026 3:43 PM

Choose one or more categories for your submission. Please also select which settlement you wish to make a submission / observation about.

- Chapter 3 – Proposed Variation No. 6

Write your observations here:

Please refer to the attached submission made by Thornton O'Connor Town Planning on behalf of David and Ida Kelly. Many thanks.

Upload a File (optional)

Q64024 Variation 6 Submission v1.0.pdf, 0.28MB

Administrative Officer
Planning Department
Wicklow County Council
County Buildings
Station Road
Wicklow Town

Friday, 16th January 2026

To whom it may concern,

RE: SUBMISSION IN RESPECT OF VARIATION NO. 6 TO THE WICKLOW COUNTY DEVELOPMENT PLAN 2022–2028

1.0 INTRODUCTION

Thornton O'Connor Town Planning¹ has been retained by David and Ida Kelly² to prepare this Submission to Wicklow County Council (WCC) in respect of the consultation for Variation No. 6 to the *Wicklow County Development Plan 2022–2028* (Development Plan).

At the outset, our Clients wish to commend WCC on their active efforts to expedite the delivery of housing across the County and broadly welcome the content of Variation No. 6.

2.0 CLIENT LANDS AND INTENT

For context, our Clients are the owners of 3 No. adjoining/abutting plots on the western edge of the Greystones/Delgany settlement. They are individually identified as A, B and C (Figure 1). Respectively, their approximate areas are 3.74Ha, 3.05 Ha and 1.18 Ha; giving a combined area of 7.97 Ha. Whilst Plot B is dezoned via Variation No. 4, Site A is zoned RN2 – i.e. Residential Priority 2.

Our Clients are keen to support the delivery of housing. They made active efforts to secure Priority/Phase 1 zoning designations as part of the Pre-Draft Consultation Stage for the *Greystones-Delgany and Kilcoole Local Area Plan*, and subsequently during the consultation window for the *Draft Greystones – Delgany & Kilcoole Local Planning Framework* (i.e. Variation No. 4 to the *Wicklow County Development Plan 2022–2028*).

¹ No. 1 Kilmacud Road Upper, Dundrum, Dublin 14, D14 EA89

² Holme Hill, Chapel Road, Blacklion, Greystones, Co. Wicklow



Figure 1: Location of our Client's lands

Source: Google Earth (2025), annotated by Thornton O'Connor Town Planning (2026)

3.0 SUBMISSION IN SUPPORT OF PROVISION PROPOSED IN VARIATION NO. 6

Our Clients wish to express support for 2 No. particular aspects of the proposed wording of Variation No. 6. Both are contained in Chapter 3.

In the varied Section 3.3 ('Population & Housing Allocations'), they support and welcome the inclusion of the following text:

"The new housing targets are taken as a [sic] minimum levels of housing to be supported by zoning / development objectives in the 2025-2031 period."

This wording makes it clear that the housing targets – **although now referred to as 'housing growth requirements' in *NPF Implementation: Housing Growth Requirements (2025)*** – are not caps or limits, but rather a goal to be reached. In short, they are 'the floor and not the ceiling'. This is a positive and progressive approach and clarification, especially given the widely known and documented housing shortages the State is facing.

Secondly, our Clients support and welcome the introduction of 'Core Strategy Objective 1', which states:

"All lands zoned for residential use, or mixed use of which residential use forms a component will be supported for the delivery of housing during the lifetime of the plan. In particular, both Phase 1 / Priority 1 and Phase 2 / Priority 2 lands will be considered positively for permission during the lifetime of this plan, subject to the sustainable development objectives set out in this plan."

This is another positive and progressive addition to the Development Plan by making Phase/Priority 2 lands (such as our Clients') immediately available for housing delivery. Again, this is a constructive effort to increase housing output and at a time of need.

4.0 CONCLUSION

Our Clients request that the above aspects of the Variation be retained and formally introduced into the Development Plan at the soonest possible time.

If we can provide any further insights, please do not hesitate to contact the undersigned.

Yours faithfully,

A handwritten signature in black ink that reads 'Daniel Moody' in a cursive script.

Daniel Moody
Associate
Thornton O'Connor Town Planning