



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

Submission Details

Ref	VAR7-173808
Who Are You?	Private Individual
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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:

While the national requirement for housing supply is undeniable, the infrastructure is not currently appropriate for this level of development. My reasons are below:

Sustainable planning dictates that development must be strictly infrastructure-led. The proposed residential zonings at LO13 (c. 4.6ha) and SLO3 (c. 88ha) are fundamentally premature. Proceeding with vast residential tracts in the absence of guaranteed infrastructure violates the core tenets of the National Planning Framework (NPF) and Section 28 Guidelines on Sustainable Residential Development.

The Severe Educational Deficit:

The draft framework attempts to mitigate local infrastructure deficits by mandating developer-led community sports facilities and childcare. However, this ignores the macro-level educational crisis in the Greystones and Kilcoole area. In particular the widely publicized Secondary school places crisis in Greystones.

- Systemic Shortages: Recent enrolment periods have seen well-documented, systemic failures in secondary school provision. Reports have repeatedly confirmed upwards of 170 to 190 local children routinely left without places across the four local schools (Greystones Community College, Temple Carrig, St. David's, and Coláiste Craobh Abhann).

References:

<https://johnbradytd.ie/greystones-school-places-crisis-worsens-as-enrollment-pilot-collapses-sinn-fein-representatives-demand-action/>

<https://sinnfein.ie/news/john-brady-td-calls-for-immediate-action-as-170-to-190-children-in-greystones-and-kilcoole-remain-without-secondary-school-places-this-september>

- Lack of State Commitment: Zoning for thousands of new residents without statutory, phased commitments from the Department of Education to expand post-primary capacity ensures the collapse of local educational provision. A developer-led MUGA or woodland park does not substitute for secondary school desks.

Transport and Commuter Bottlenecks

The requirement in LO13 and SLO3 for "high quality pedestrian and cycling links to existing transport services" is flawed when the primary transport services are fundamentally constrained. For example:

- The DART Bottleneck: The rail line is severely constrained by the single-track section between Bray and Greystones, which physically limits commuter frequency.
- Road Congestion: The N11/M11 corridor suffers from chronic daily congestion. Adding the population equivalent of a small town to Charlesland and Killincarrig without prior delivery of the DART+ Coastal South upgrades or expanded N11 bus priority routes is poor planning and contrary to the climate-led transport integration policies of the County Development Plan.

The drafting of LO13 and SLO3 inappropriately shifts the burden of "community creation" onto developer-led amenities while ignoring the State's failure to provide essential infrastructure. In my opinion, no residential units should be permitted or occupied until specific, measurable upgrades to the Bray-Greystones DART capacity and local secondary school expansions are funded by the State. Infrastructure must precede rooftops.