



Greystones-Delgany & Kilcoole Local Area Plan Submission - Report

Who are you:	Private Individual
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Reference:	GDKLAP-102231
Submission Made	January 29, 2024 11:11 AM

Topic

Other topics for you to have your say on! - Environmental Assessment - Plan Implementation -Plan Delivery

Submission

I have concerns over a road proposed through my land.

Map



Site Description:

Rathenrea, Sea Road, Kilcoole.

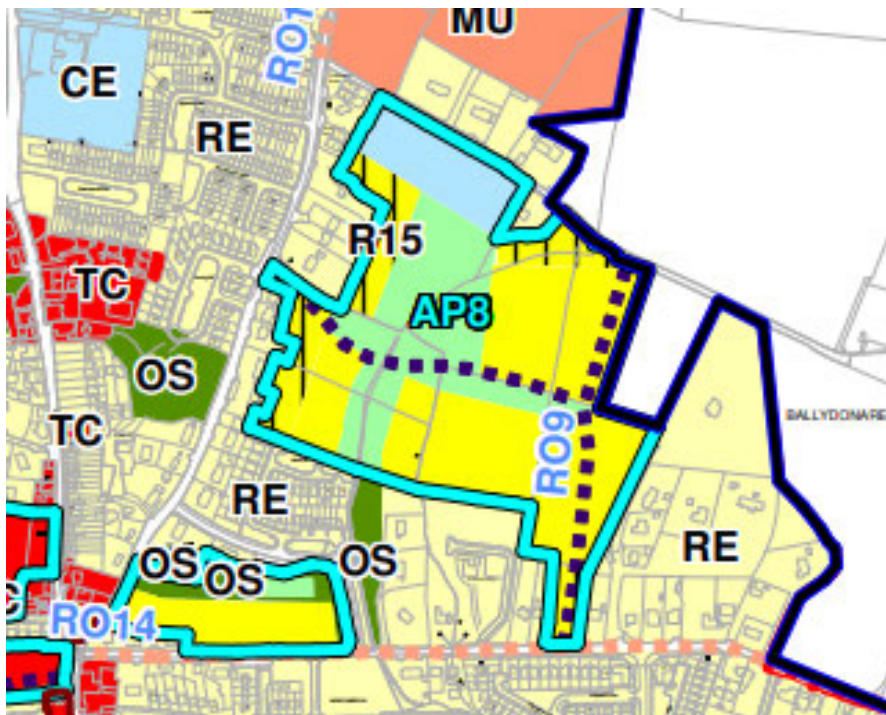
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Kilcoole Local Area Plan Submission Jan 2024.doc, 1.28MB

[REDACTED]
[REDACTED]
Kilcoole,
Co. Wicklow.

Planning Department,
Wicklow County Council,
County Buildings,
Wicklow Town,
Co. Wicklow.

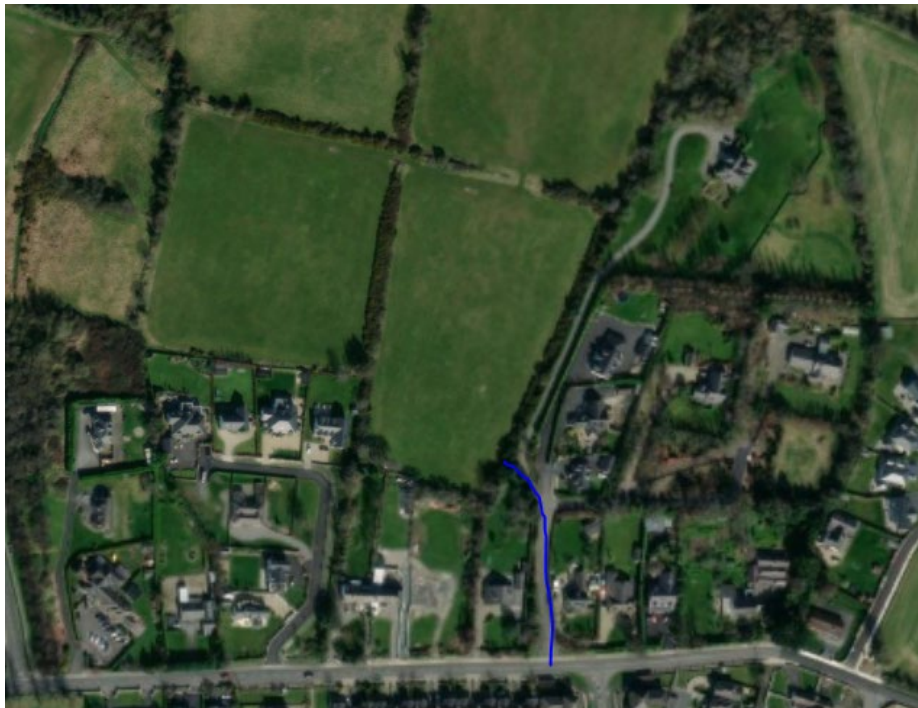
I would like to express my concerns over a part of the existing Kilcoole Local Area Plan. Specially the proposed road (R09) within AP8. This road has been proposed for over 10 years with no proposal to construct. This has had a significant impact on the owners of the site, and it has left us financially unable to build houses that we have been granted planning permission to build. Due to the proposed road, we have also been refused planning permission for two houses (Planning application 22/98). This is despite the land being zoned R15 (To provide for the development of sustainable residential communities up to a maximum density of 15 units per hectare and to preserve and protect residential amenity). The site is approx. 0.33 hectares in size and should therefore allow for approx. 5 houses. But we have been granted permission for 22 houses and refused permission for a further 2 because of the proposed road.



I question the need for this road to go at the proposed location as there is already a “link road” from the Sea Road to the Lott Lane shown below.



I would propose that if AP8 is required to be linked to the Sea Road the existing road highlighted below should be used rather than using a site that has no current road on it. Shown below.



If it is deemed that the proposed road is still to go through as proposed in the area plan, can council ensure that this road is built by any developer before any houses are built in AP8. The council should stipulate this as a condition on any planning application granted for the area shown below. This would ensure that we are not left wondering if the road will ever happen for another 10 years plus.



Kind Regards,

Jason Walsh

29th Jan 2024