

# GREYSTONES-DELGANY & KILCOOLE LOCAL AREA PLAN



**HAVE YOUR SAY**  
**ON THE FUTURE DEVELOPMENT OF YOUR AREA**

Wicklow County Council will be preparing a new Local Area Plan for Greystones-Delgany & Kilcoole.

A consultation website is now available for you to access which sets out the key topics that the new plan will address and allows you to make a submission.

You are invited to go through the topics, browse the sample questions, view maps and give us your views and ideas.

**[www.wicklow.ie](http://www.wicklow.ie)**





# HOUSING – POPULATION – COMPACT GROWTH



Greystones-Delgany & Kilcoole will need approximately 850 new homes built between now and 2031 [It is estimated that growth in these settlements will exceed this target before the end of the plan period due to legacy housing development under construction].

To facilitate compact growth, 30% of new homes need to be in the existing built-up area and town centres.

Wicklow County Council are required to identify and reserve an appropriate amount of land in the best locations to meet this housing target.

These homes must be provided for in a sustainable manner, aligning with the provisions of the Core Strategy of the County Development Plan, and having regard to established and sustainable settlement patterns and the natural environment.

## Sample Questions, All Ideas are Welcomed

- Where should higher densities be located?  
How do we deliver higher densities?
- Where do we deliver our new housing without contributing to urban sprawl?
- What sites in the town centres or other areas could be redeveloped to maximise opportunities?
- Where are the vacant or underutilised sites in the settlement? How can the plan maximise use of these sites?



# REGENERATION OF COMMUNITIES & PLACES - HEALTHY PLACEMAKING - URBAN DESIGN - OPPORTUNITY SITES



The local area plan will focus on regeneration in order to achieve more vibrant and sustainable communities. As well as identifying opportunities for development that can give new purpose and function to existing places, sites and buildings, there is a need to address the evolving needs of communities, in response to demographic and life-style changes, as well as addressing such issues as overdevelopment, decline, etc.

The local area plan will promote healthy place making through quality urban design, public realm and active travel, which in turn helps create a healthy environment for healthy communities to grow.

The regeneration of opportunity and vacant sites has the potential to improve the vitality and viability of the traditional town centres and environs, in particular the regeneration of vacant sites on the Main Street in Kilcoole and in town/village/small local centres in Greystones-Delgany.

**Sample  
Questions,  
All Ideas are  
Welcomed**

- What urban design standards should apply in Greystones-Delgany & Kilcoole?
- What are the unique features of Greystones-Delgany & Kilcoole's urban environment that should inform future policy?
- Where do you see potential to enhance the public realm in Greystones-Delgany & Kilcoole?
- Are there any areas/ vacant buildings you would like to see redeveloped/regenerated? What uses and design would you like to see?



## ECONOMIC OPPORTUNITY – TOURISM - SHOPS & SERVICES - COMMUNITY FACILITIES –



Economic development and the creation of employment opportunities are fundamental to the creation of sustainable communities.

The role of the local area plan is focused on land use objectives and zoning land, however these are essential elements that can support economic and tourism development.

Wicklow's 'Local Economic & Community Plan' and 'County Tourism Strategy' address a wide range of issues around delivering employment and tourism actions, such as encouraging new employers to locate in the county, marketing, training, financial support, etc.

It is important to protect the traditional role of the town centres as the primary retailing and business core, while also facilitating their expansion.

There is a need to ensure that there is enough land zoned within the settlement to meet the projected future educational, community, sport and recreational uses, in order to meet needs of the future population.

While the area is serviced with schools, community facilities, sport and recreational facilities, the enhancement of these services may be required to accommodate the level of future growth envisaged.

The development of the IDA 'strategic site' in Greystones as a media centre is a welcome development for this long time vacant strategic site.

### Sample Questions, All Ideas are Welcomed

- What can be done to increase the amount of jobs within the settlement?
- Are there deficiencies in the existing retail provision within Greystones-Delgany & Kilcoole?
- Are there specific areas of tourism that should be targeted for development, e.g. water-based tourism and how can the plan facilitate these?
- How can the Plan encourage the development of tourist accommodation?
- What new education, community, sport and recreation facilities are needed and where should they be located?
- Are there enough facilities for younger and older residents of the settlements and people with disabilities?



# - HERITAGE - BIODIVERSITY - GREEN INFRASTRUCTURE - CLIMATE ACTION – ENERGY



Greystones-Delgany & Kilcoole have a rich variety of built and natural heritage. The protection and enhancement of the area's natural and built assets is key to the future development of the settlements in a sustainable manner.

The local area plan has a key role in climate action by including measures to adapt to climate change and transitioning to low carbon and climate resilient settlements.

The local area plan will promote sustainable settlement and transport-led development strategies, in particular in relation to the location, layout and design of development.

The local area plan will also include an emphasis on reductions in energy demand and greenhouse gas emissions.

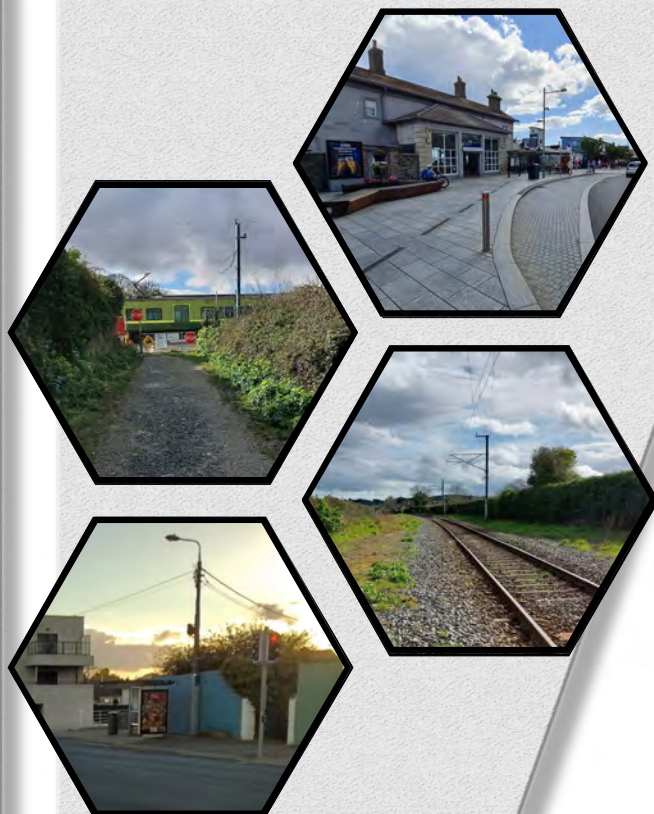
Management of areas prone to flooding will also be addressed in the new local area plan.

## Sample Questions, All Ideas are Welcomed

- How do we continue to develop the area while protecting and enhancing its natural heritage and biodiversity?
- Are there any additional buildings, places, trees, views etc worthy of protection in the area?
- Are there any 'green corridors' you would like to see enhanced?
- When it comes to land use, what are the key actions we can take to reduce the impacts of climate change?
- How can the Plan address flood risk and build resilience to better cope with the increasing frequency of extreme weather events?



## - INFRASTRUCTURE - SUSTAINABLE MOVEMENT - TRANSPORTATION



The provision of adequate infrastructure is critical to facilitate and sustain growth. It is acknowledged that Greystones-Delgany & Kilcoole have good transport links.

The continued improvement of the local transportation network, including the provision of foot-paths, cycle lanes, traffic management proposals, etc, are important considerations for incorporation into the plan.

The provision and operation of water, waste, energy and telecommunications services infrastructure is a key element in supporting economic growth and providing a satisfactory quality of life for existing and future residents within the area.

This infrastructure also plays a significant role in sustaining environmental quality in the area.

### Sample Questions, All Ideas are Welcomed

- What are the key transport and movement issues affecting residents, workers and visitors?
- How can we make the towns safer, friendlier places for pedestrians and cyclists?
- Where should new/upgraded footpaths, cycleways, roads and other linkages be located?
- What are the issues to overcome in moving from the private car to public transport or walking and cycling?
- Are there any services infrastructure issues in the area?



## - OTHER TOPICS FOR YOU TO HAVE YOUR SAY ON!

### **Environmental Assessment**

As part of the LAP preparation process the Council is required to carry out a Strategic Environmental Assessment (SEA), Appropriate Assessment Screening (AA) and Strategic Flood Risk Assessment (SFRA).

The purposes of these assessments are to ensure that the environmental consequences of the objectives of the plan are assessed during the plan process.

### **Plan Implementation and Delivery**

The Planning Authority reviews the implementation and delivery of the plan objectives.

With regard to the actual delivery of the plan objectives, the local area plan influences strategic and local investment in infrastructure and services by the public and private sector.

Within the public sector, in a plan-led system, Project Ireland 2040 aligns capital investment with the local area plan's strategies.

### **Any Other Issue**

Is there any other issue you would like to see addressed in the Local Area Plan?

**Sample Questions,  
All Ideas are  
Welcomed**

- Do you have any issues / comments on the SEA/ AA / SFRA that will be done with the draft LAP?
- Do you have any other issues you wish to be taken in to consideration in the drafting of the local area plan?



## RELEVANT INFORMATION

### WHAT IS THE GREYSTONES-DELGANY & KILCOOLE LOCAL AREA PLAN?

The local area plan is the main public statement of planning policies for the local community. It sets out the objectives of the planning authority for the development of land. It includes objectives for land use zoning, infrastructure, community facilities, design and environmental /heritage protection. The plan consists of a written statement and a series of maps, including the land use zoning map for the area.

### Who makes the plan?

The making of the plan is a function reserved for the Elected Members (i.e. councillors) of the Planning Authority. It is their duty to adopt the plan with the technical help of their officials (the Chief Executive, planners, engineers etc.). The plan is to be prepared in consultation with the public and statutory consultees.

### How does the plan affect me?

The plan is the main blueprint for planning decisions in your area. For example, it sets out where potential new roads and community facilities can be provided and it zones land for particular purposes (housing, shopping, schools, industry, etc.). This will affect what type of buildings can be constructed and the use to which land can be put. It affects many facets of daily economic and social life – where you can live, what services are available and where developments with job opportunities are to be sited.

### How does the plan affect planning applications?

All planning applications are measured against the local area plan to assess their conformity with the plan's objectives. Proposed development must normally be in accordance with the plan in order to be permitted.

### What is the effect of zoning?

When land is zoned for a particular type of development in the plan, this is a clear indication that a proposed development for this form of development may be granted. Zoning may also indicate restrictions on development (e.g. number of houses per hectare, certain types of industry only etc.) and permitted development will be limited accordingly.

### WHAT IS WICKLOW COUNTY COUNCIL'S BIG PICTURE 'STRATEGY' FOR THE DEVELOPMENT OF GREYSTONES-DELGANY & KILCOOLE?

**Healthy Placemaking - Climate Action - Economic Opportunity** - are the three overarching cross-cutting themes that inform and shape all aspects of the County Development Plan 2022-2028. These three themes will form the basis for the Greystones-Delgany & Kilcoole Local Area Plan.

The County Wicklow '**Core Strategy**' which is contained in the Wicklow County Development Plan 2022- 2028 sets out the following strategy and objectives for the future development of Greystones-Delgany & Kilcoole:

### Greystones-Delgany

+ Greystones-Delgany is designated as a Level 3, 'Self-Sustaining Growth Town' within the Core Region; a strong town served by high quality transport links. The growth town designation is intended to reflect the growth that has already occurred in the 2016-2022 period. The focus during this development plan will be on infill development and consoli-

+ Greystones-Delgany is located on the DART/rail line, has good quality bus links and easy access onto the N/M11.

+ There is a population allocation of c. 21,727 persons for 2028 (from a population of c. 18,021 persons in 2016).

+ There is a housing growth target of c. 678 from 2022 to 2031. [It is estimated that growth in Greystones – Delgany will exceed this target range before the end of the plan period due to legacy housing developments under construction.]

+ With regard to employment, the town has very much developed as a commuter town. The 2016 Census revealed that the town had 2,514 jobs and a ratio of jobs : resident workers of 0.32. This is notwithstanding the availability of a large amount of vacant zoned and serviced employment land in close proximity to the town centre and DART station.

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## RELEVANT INFORMATION - CONTINUED

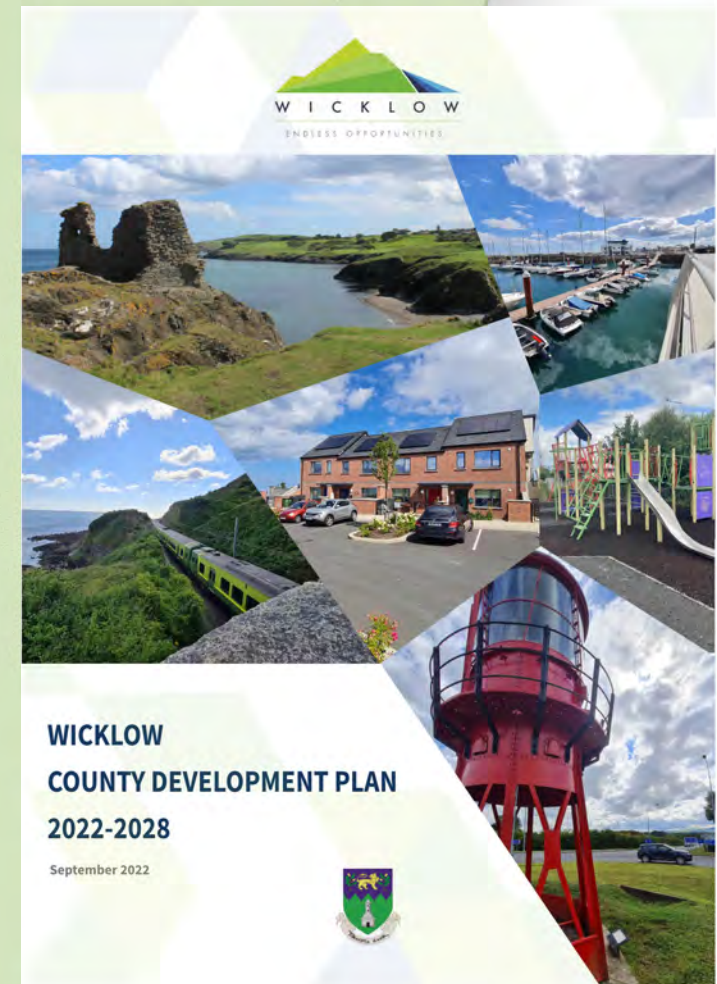
### WHAT IS WICKLOW COUNTY COUNCIL'S BIG PICTURE 'STRATEGY' FOR THE DEVELOPMENT OF GREYSTONES-DELGANY & KILCOOLE?

#### Greystones-Delgany (continued )

- + The key regeneration / infill opportunity to be realised within the lifetime of this plan is the redevelopment of Council owned land at South Beach, which is currently occupied by low intensity uses, such as surface car parking.
- + The development of these lands for a range of uses, for the benefit of the community, including government services, employment, retail, community, recreation and residential use, shall be actively pursued by the Council.
- + There is significant potential to expand the range of recreational and tourist facilities associated with its coastal location.

#### Kilcoole

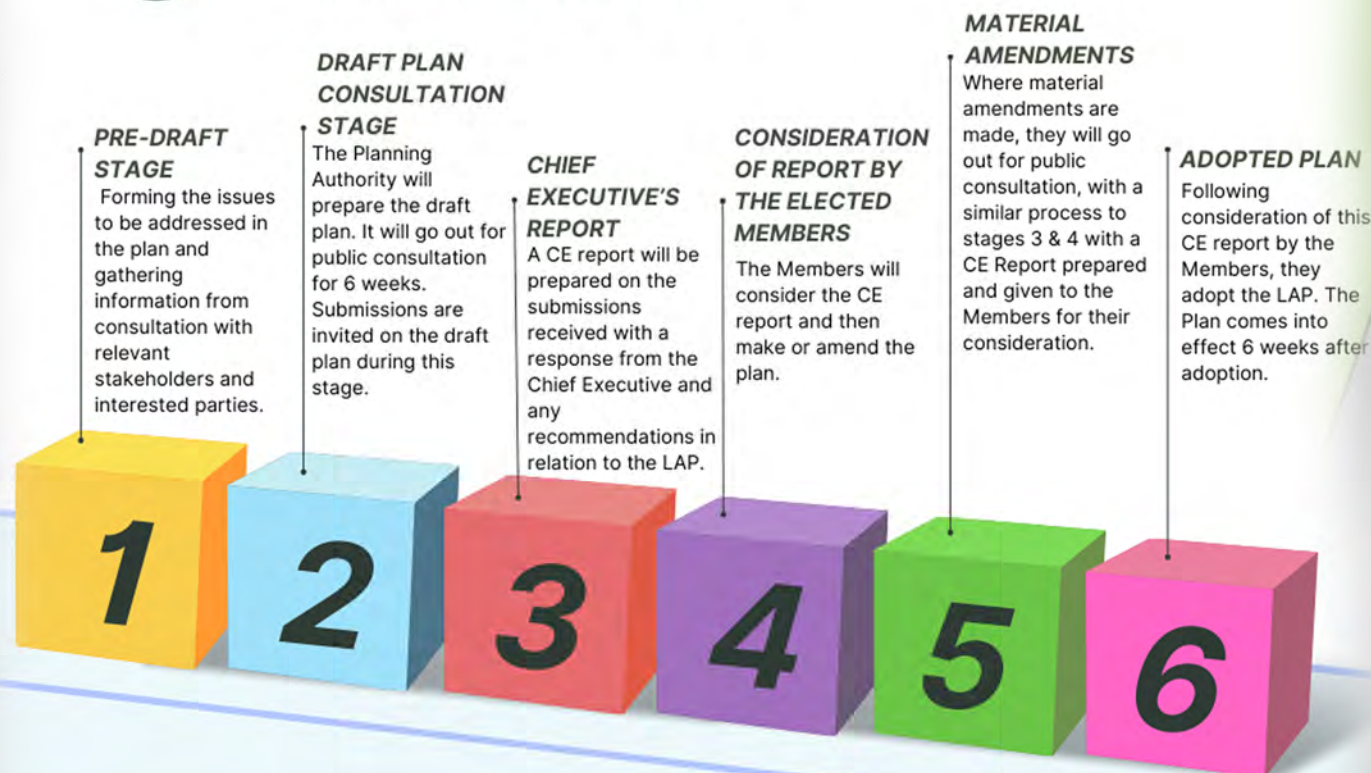
- + Kilcoole is designated as a Level 4, 'Self-Sustaining Town', i.e. towns that require contained growth, focusing on driving investment in services, employment growth and infrastructure whilst balancing housing delivery.
- + Kilcoole is located on the rail line and has good quality bus links.
- + There is a population allocation of c. 4,778 persons for 2028 (from a population of c. 4,244 persons in 2016).
- + There is a housing growth target of c. 170 from 2022 to 2031. [It is estimated that growth in Kilcoole will exceed this target range before the end of the plan period due to legacy housing developments under construction.]





# LOCAL AREA PLAN PROCESS

## 6 KEY STAGES IN THE PLAN MAKING PROCESS





# MAKE A SUBMISSION

## HOW TO GET INVOLVED

If you are interested in any of the topics here or have any other ideas for greystones-Delgany & Kilcoole, you are invited to **HAVE YOUR SAY**, before Wednesday 31st January 2024, in one of the following ways:

a) Through the consultation portal - Make a submission on any of the topics and/or attach a document. You can also send in a submission as an attachment without having to answer any of the questions. Scan the QR code or log on to: <https://greystones-delgany-kilcoole-lap-wicklow.hub.arcgis.com/>

or

b) Write to: "Greystones-Delgany & Kilcoole LAP", Administrative Officer, Planning Department, Wicklow County Council, County Buildings, Station Road, Wicklow Town, A67 FW96

You are also invited to **PUBLIC INFORMATION DAYS**, with the plan team on the following dates:

**+ Tuesday 16th January 2024:**

10am to 1pm and from 4pm to 7pm in  
**Kilcoole Community Centre**, Lott Lane,  
Kilcoole, A63 X862

**+ Thursday 18th January 2024:**

10am to 1pm and from 4pm to 7pm in  
**Greystones Municipal District Offices**,  
Mill Road, Greystones, A63 TX86

The plan team are also available by phone during the consultation period. Phone No. (0404) 20148 (during normal office hours)

Submissions must be in writing and only make your submission in ONE format. Late submissions will not be accepted.

**Submissions can be made until Wednesday 31st January 2024.**



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