



# Greystones - Delgany & Kilcoole Draft LPF Amendment Stage Submission - Report

Who are you:	Private Individual
Name:	Alan & Isobel Constable
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## Topic

LAP - Proposed Material Amendments No 8 Submission

## Submission

A) This seems to be contrary to the sustainable settlement strategy. The Local Planning Framework already provides for sufficient residentially zoned land to meet housing demand. This rezoning would represent ad-hoc expansion outside the compact growth boundary, contradicting the National Framework and Regional Spatial and Economic Strategy for this area.

B) The site lies behind established housing and is accessed via a narrow lane ( of one vehicle width ) which is unsuited for further development. The lane has no lighting or footpaths.

C) There is obviously no extra housing needs as is evident from all the new housing developments in the Delgany area. There is no need to go beyond the existing settlement boundaries

D) Access and Road safety. This private lane is not a public road and major upgrading would entail right of way resolutions.

E) Conflict with Green Infrastructure . The zone forms part of a buffer zone between the golf course and the mature landscape of Bellevue Demesne.

We therefore respectfully request that this proposed rezoning amendment be omitted from the draft LAP alterations.

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