



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

Submission Details

Ref	VAR7-144929
Who Are You?	Private Individual
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Submitted Time:	September 18, 2026 2:55 PM

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:

Woodlands, Greystones, Co. Wicklow, a residential estate accessed via Charlesland Road. I wish to comment on the scale of residential development proposed in the Greystones–Delgany area under PV7, and its implications for traffic and local services.

While I recognise the need for additional housing, I have concerns about the quantum of development proposed in the Charlesland Road/Charlesland area, and its impact on an already constrained local road network and on community services.

Traffic and transport: Charlesland Road already experiences significant peak-time traffic, including school runs and commuter traffic to and from the N11 and Greystones town centre/DART station. The additional dwellings envisaged under PV7 would generate a substantial increase in vehicle movements. Unless accompanied by appropriate traffic-management measures (junction improvements, speed management, safe pedestrian/cycling infrastructure), enhanced public transport and active-travel links, and a clear phasing strategy tying occupation to the delivery of necessary road and transport upgrades, there is a real risk of increased congestion, with negative implications for safety, air quality and quality of life for existing residents in Woodlands, Charlesland and surrounding estates.

Capacity of community services and amenities: The proposed scale of development implies a significant increase in the local population. This raises serious questions about whether existing schools, GP practices (including those serving Charlesland/Greystones), pharmacies, childcare facilities and other community services have the capacity to absorb additional demand. Many of these services are already under pressure. Without a coordinated plan and funding to expand school places, primary-care capacity and other essential amenities, there is a risk that new development will outstrip the town's ability to support its residents, undermining the objective of sustainable development.

Requested outcome: I respectfully request that Wicklow County Council (1) review the proposed level of residential development in the Greystones–Delgany area, particularly lands impacting Charlesland Road and the Charlesland/Woodlands area, to ensure it is consistent with the capacity of the existing and planned road network and local services; and/or (2) include explicit policy requirements in PV7 and/or the Local Area Plan that require

comprehensive traffic-management and transport solutions for any development in this area, and ensure that necessary upgrades to schools, GP services and other community infrastructure are secured and delivered in advance of, or in tandem with, new housing.