



# Greystones-Delgany & Kilcoole Local Area Plan Submission - Report

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<b>Reference:</b>	GDKLAP-085238
<b>Submission Made</b>	January 31, 2024 4:29 PM

## Map



## Site Description:

Charlesland Golf Course

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## File

Charlesland Reps.pdf, 0.37MB

‘Greystones-Delgany & Kilcoole LAP’,  
Administrative Officer,  
Planning Department,  
Wicklow County Council,  
County Buildings,  
Station Road,  
Wicklow Town,  
A67 FW96

30th January 2024

Dear Sir/Madam

**RE: PRE-DRAFT CONSULTATION GREYSTONES-DELGANY & KILCOOLE LAP 2024 - 2030: SUBMISSION IN RESPECT OF LANDS AT CHARLESLAND GOLF COURSE, BALLYNERRIN RD, BALLYNERRIN, GREYSTONES, CO. WICKLOW**

**INTRODUCTION**

Lancelot, Evans and Clive are making this submission to the Pre-draft Consultation Greystones - Delgany & Kilcoole Local Area Plan. This submission is made before the consultation period closes on 31<sup>st</sup> January 2024.

The subject site is located to the south-east of Greystones, adjacent to the current Existing Residential, R22 Residential, Mixed Use and Employment Zonings

*Fig 1 Site Aerial and Existing Zoning*

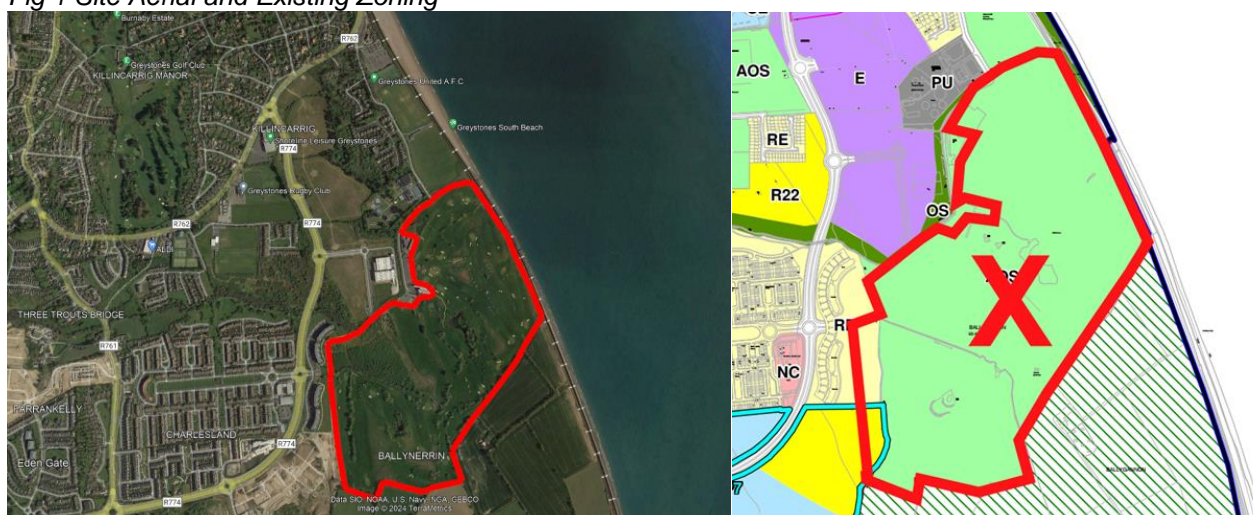
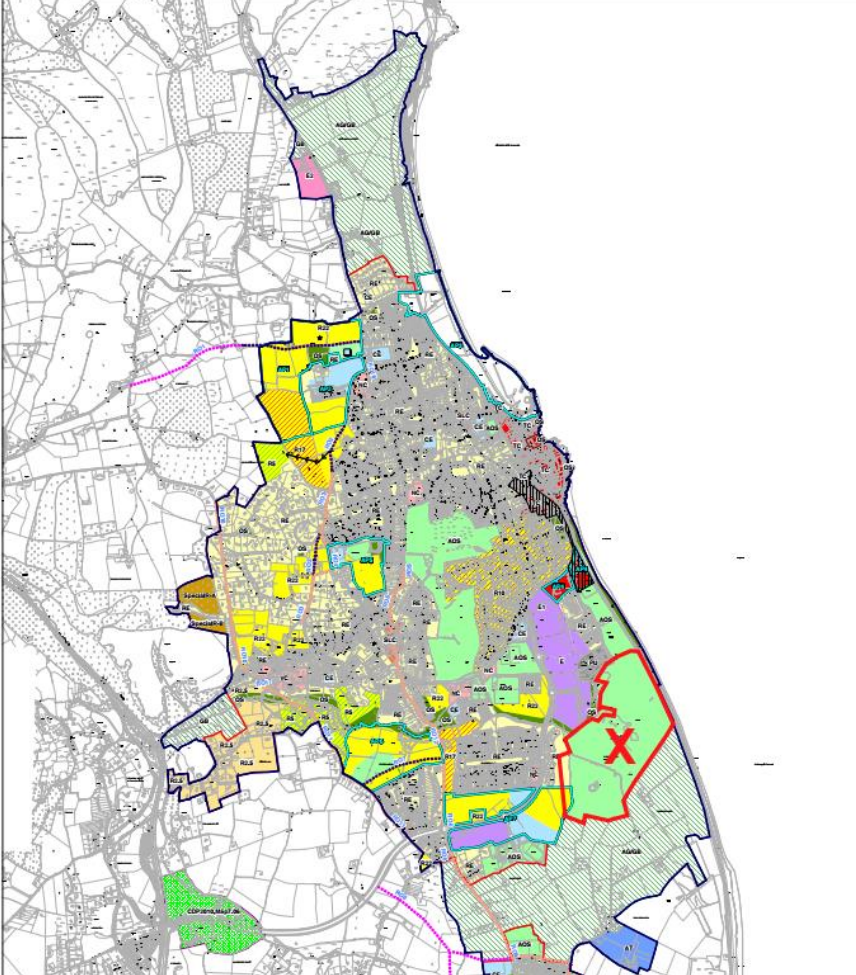


Fig 2 Land Use Zoning Map - Adopted Greystones-Delgany and Kilcoole Local Area Plan 2013-2019



### **Basis of Submission**

We welcome the preparation of the reviewed Greystones - Delgany & Kilcoole Local Area Plan. This is an important policy document for the future development of Greystones, which is a Key Town in the MASP area, as identified by the RSES for the EMRA.

This submission seeks the rezoning of the subject site from 'AOS: Active Open Space' to 'R22: Residential' in the Consultation Greystones - Delgany & Kilcoole Local Area Plan, the key arguments for which are outlined below:

- The subject site (c. 60.7 ha) is within Greystones Town environs and is strategically located; c. 1.5km south of Greystones Railway Station; c. 1km South East of high quality bus services within; and within walking distance of key employment, social and community infrastructure.
- The western edge of the site is already zoned as a combination of 'RE: Existing Residential' and 'R22: Residential – 22/ha', reinforcing the suitability of the lands for residential development.
- The consolidation of urban development to the south of the town in the first instance is likely

to be very cost effective, as it is reliant on existing road infrastructure and can be easily served by engineering services from adjoining residential and employment areas.

- Consolidation of the southern part of the Greystones LAP area will also provide the opportunity to provide connectivity with adjoining development areas and can be linked easily with the town centre and railway station. These linkages can be complemented with green infrastructure and biodiverse corridors, providing a defensible settlement boundary to the surrounding Greystones greenbelt.
- In the wider context, the lands are within the boundary of Greystones Town, defined as a 'Key Town' in Dublin's Metropolitan Area on the 'South County Dublin – North Wicklow Strategic Development Area' (as defined in the Regional Spatial Strategy for the Eastern and Midland Area, 2019-2031 (RSES)) and has a strategic role in delivering significant residential and economic development.
- The 'South County Dublin – North Wicklow Strategic Development Area' supports the delivery of development on key public transport corridors, and in this instance, residential development in the environs of Greystones. The RSES also supports the provision of new employment centres on rail corridors, highlighting the importance of ensuring that sufficient lands are subject to residential zoning to facilitate the delivery of a commensurate quantum of housing.
- The focus for the LAP, should in the first instance be on consolidation of the urban form of Greystones in accordance with NPF policy objectives on compact growth
- The Wicklow CDP 2022 -2028 indicates that Greystones may have to accommodate over 3,700 new people over its lifetime. This will be challenging and it will require significant zoning for residential development, which will need to form part of the LAP preparation
- The lands current usage as a golf course is now obsolete. The lands will continue to lie dormant unless this opportunity is seized to release their value to the settlement.
- This submission seeks that the zoning objective on the subject site is revised from 'AOS: Active Open Space' (as per Adopted Greystones-Delgany and Kilcoole Local Area Plan 2013-2019) to 'R 22: Residential' which seeks 'to provide for new residential development'.
- The rezoning of the subject site to 'R 22: Residential' fully accords with the principles of achieving 'compact growth' as identified in the Project Ireland 2040 National Planning Framework (NPF) and the RSES, supporting new residential development with sufficient social and community infrastructure, with services within a 10-minute walk or cycle from homes or accessible by public transport services.
- The lands to the south of Greystones are a logical extension of the existing town. The area is sufficiently served by existing social and community services, and planned development in the area includes further employment and associated infrastructure. As such, the expansion of the settlement boundary will complement current plans for the area and promote compact growth in Greystones.
- We submit to Wicklow County Council that the strategic role of Greystones should be recognised.

- We also urge the Council to ensure that sufficient residentially zoned land is allocated within the South County Dublin – North Wicklow to ensure residential dwellings are delivered in a timely manner in order to address the ongoing housing crisis.

## **Conclusion**

Greystones is recognised as a 'Key Town' and will be a major driver for new residential and economic development in Wicklow County and the Greater Dublin Area. We contend that future development in the town should be plan-led, seeking to integrate with existing land uses, services and infrastructure in the town and should consolidate urban growth.

As such, it will be necessary to provide additional, suitably located, zoned lands to facilitate future planned growth within the metropolitan area. In this context, we submit to the Planning Authority that additional lands are identified in the Draft Greystones - Delgany & Kilcoole Local Area Plan for residential development in a sequential manner and that the zoning of the subject site is amended from 'AOS: Agricultural' to 'R: New Residential'.

The south-east of Greystones presents a key opportunity to deliver much needed residential development in the town. The lands adjoining Charlesland Golf Course already benefit from good access to existing social infrastructure and will also benefit from planned transport and access improvements.

Therefore, we ask the Council to take this opportunity to build on the existing planned vision for Wicklow and to ensure that the full development potential of Greystones can be realised over the plan period. With the requested inputs, the LAP can provide a strong and robust framework to guide development going forward. We suggest that focus on consolidation, phasing, appropriate cost analysis of rezoning and the other suggestions made in this submission will strengthen the provisions of the Plan and improve the potential for implementation.

Should you require any further information concerning to this submission, please don't hesitate to contact the undersigned.

*Nikki Evans*

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**Nikki Evans**

