

	<h1>Greystones-Delgany & Kilcoole LPF Variation No.4</h1>
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Who are you:	Private Individual
Name:	Andrew O'Kane
Reference:	GDKLPF-150518
Submission Made	June 20, 2025 3:08 PM

Choose one or more categories for your submission. Please also select which settlement you wish to make a submission / observation about.

- Proposed Changes to Volume 1 of the Wicklow County Development Plan 2022-2028
- Proposed Changes to Volume 2 of the Wicklow County Development Plan 2022-2028

Local Planning Framework PART B Settlement Specific Objectives.

- B.8 Land Use Map and Zoning

Write your observations here:

Please see attached my request to rezone land I own in the vicinity of Kilcoole Village. I am the landowner. Thanks you and regards, Andrew O'Kane.

Please select which town you want to comment on:

Kilcoole

Map

Site Description:

Upload a File (optional)

Request for Rezoning - 20 June 2025.pdf, 0.98MB

Re: Request for Rezoning – one acre of land off Sea Road, Kilcoole.

A Chara,

I am requesting the rezoning of one acre adjacent to the existing development, 'The Laurels', Sea Road, Kilcoole, as depicted in Figures 1 and 2. Please consider rezoning the one acre from Agricultural (AG) to Existing Residential (RE).



Figure 1: Site Location

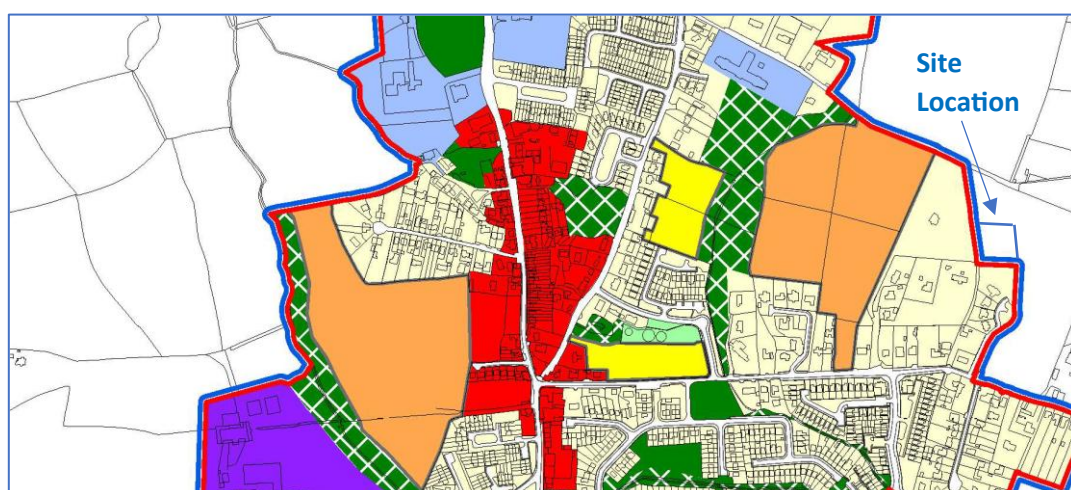


Figure 2: Extract from Kilcoole 2025 LPF Map No 1

Re: Proposed Variation No. 4 to the Wicklow County Development Plan 2022 – 2028 (related to draft Greystones – Delgany & Kilcoole Local Planning Framework) Integration of Local Planning Frameworks (LPFs)

The Wicklow County Development Plan 2022-2028 is a strategic framework that guides the development and planning of County Wicklow over the specified period. It sets out policies and objectives for land use, zoning, infrastructure, housing, economic development, environmental protection, and community facilities. The plan ensures sustainable development while balancing the needs of residents, businesses, and the environment. It provides a basis for local planning frameworks, such as the Greystones-Delgany & Kilcoole Local Planning Framework 2025, ensuring alignment with broader county-wide goals.

The reason for the variation is to incorporate the draft and final Greystones Delgany and Kilcoole Local Planning Framework into the County Development Plan to ensure consistency with the key overarching strategies and objectives:

1. **Zoning and Land Use Adjustments:** Update zoning and land use objectives to align with the LPF, including the designation of new residential, employment, and open space areas.
2. **Compact Growth and Sustainable Development:** Promote infill and brownfield development within existing built-up areas, prioritize edge-of-center development, and discourage urban sprawl.
3. **Environmental Protection:** Ensure development does not adversely impact European Sites, biodiversity, and natural habitats. Introduce buffer zones and protect green infrastructure.
4. **Infrastructure and Services:** Support sustainable transportation, improve pedestrian and cycling infrastructure, address flooding and coastal erosion risks, and ensure adequate water and wastewater infrastructure.
5. **Community Development:** Facilitate the provision of adequate social, educational, and recreational facilities, including new schools, childcare facilities, and open spaces.
6. **Economic Development:** Promote local employment opportunities, support strategic employment lands, and encourage tourism-related development.

7. **Heritage and Conservation:** Protect architectural and archaeological heritage, maintain the character of Architectural Conservation Areas (ACAs), and enhance public rights of way.
8. **Phased Development:** Implement a sequential approach to development, prioritizing lands closest to town centres and public transport routes.
9. **Public Consultation:** Reflect inputs from public and stakeholder consultations conducted during the LPF preparation process.

Comment: Contingent upon successful rezoning and the granting of planning approval, I am fully committed to advancing the outlined objectives—namely, fostering sustainable growth, safeguarding the environment, and enhancing the quality of life in Kilcoole. In addition, I will actively embrace and implement the core goals set forth in the revised Local Planning Framework (LPF), including:

1. Compact Growth and Sequential Development

Objective GDK15: Priority for housing growth is given to lands within the existing built-up area or those closest to town centres and public transport routes. Leapfrogging to peripheral areas is discouraged.

Sequential Approach: Development should extend outwards from the town centre, prioritising undeveloped land closest to the center and public transport routes.

2. Sustainable Residential Development

Objective GDK17: New residential development should represent an efficient use of land and achieve highest densities suitable to the site, while protecting existing residential amenities and established character of the area.

Housing Targets: The LPF provides flexibility in zoning provisions to ensure housing targets can be achieved.

3. Infrastructure and Accessibility

Objective GDK58: New residential development proposals must demonstrate accessibility to local services (shops, schools, healthcare, recreation) and public transport through means other than private cars.

Proximity to Services: Highlight the site's proximity to existing infrastructure, such as roads, public transport, and community facilities.

4. Environmental Considerations

Objective GDK49: Ensure the proposal supports biodiversity and ecological connectivity, particularly if the site includes features like hedgerows or watercourses.

Sustainable Urban Drainage Systems (SUDs): Commit to implementing SUDs to manage surface water effectively.

5. Community and Social Infrastructure

Objective GDK40: Larger residential developments must include childcare facilities. If applicable, propose integrating community facilities to meet local needs.

6. Alignment with LPF Development Strategy

Development Strategy: The LPF prioritizes infill and edge-of-center development to reduce car dependency and promote sustainable growth.

Phased Development: Highlight how the site can contribute to meeting housing targets without exceeding Core Strategy limits.

7. Zoning Principles

Zoning Principles: The LPF supports rezoning lands that are contiguous to existing developed areas, easily serviced by infrastructure, and do not adversely impact the environment or heritage.

8. Support for Energy-Efficient Housing

Energy Efficiency: Emphasize the site's potential to deliver energy-efficient housing, aligning with the LPF's focus on climate change mitigation.

9. Local Planning Framework Flexibility

Flexibility in Zoning: The LPF allows for rezoning where it can be demonstrated that the development aligns with the settlement's strategic objectives and does not undermine environmental protections.

10. Public Consultation

Community Engagement: Commit to engaging with local stakeholders to ensure the development aligns with community needs and LPF objectives.

Comment: My rezoning proposal is fully aligned with the principal goals of the Local Planning Framework (LPF), which advocate for sustainable, compact, and community-centred development. To reinforce this submission, I will highlight specific provisions within the LPF that directly pertain to Kilcoole, including:

1. Kilcoole's Role in the Settlement Hierarchy

Kilcoole is a "Self-Sustaining Town" requiring targeted growth to align population with services and employment.

2. Compact Growth

Prioritize development east of Main Street and near Lott Lane to maximize proximity to infrastructure and public transport (Objective GDK15).

3. Infrastructure

Highlight accessibility to Kilcoole train station, pedestrian/cycling routes, and the alternative vehicular route around Main Street (Objectives GDK59, GDK60).

4. Community Facilities

Include childcare facilities and open spaces such as parks or playgrounds to meet local needs (Objective GDK40).

5. Environmental Considerations

Commit to biodiversity protection, flood risk management, and Sustainable Urban Drainage Systems (Objectives GDK49, GDK64).

6. Housing Targets

Support Kilcoole's population growth target of 20%-25% by 2031 through compact, sustainable development.

7. Economic Development

Complement nearby employment hubs like Kilcoole Industrial Estate and Network Enterprise Park (Objective GDK25).

8. Regeneration

Contribute to Kilcoole's town centre regeneration and vibrancy (Objective GDK7).

Comment: My approach is to actively support and advance the LPF objectives specific to Kilcoole, particularly those promoting sustainable and community-oriented development. In parallel, this proposal will respond to the increasing demand across County Wicklow for private housing suited to 'commuter-belt' families, remote-working professionals, senior executives, and IT consultants. This initiative will not only meet housing needs but will also play a meaningful role in stimulating the local economy.

A. Services & Infrastructure

(i) Current Access / Entrance (Figure 3)

Roadway access is off Sea Road opposite the bus terminus. The entrance was designed and installed in accordance with Wicklow County Council (WCC) Roads & Transport Authority.

(ii) Future Access / Entrance

No future alterations are envisaged, unless WCC has new requirements.



Figure 3: Current access off Sea Road in Kilcoole

(iii) Infrastructure (Figure 4)

The property is accessible via a fully compliant roadway connecting to Sea Road, complete with a pedestrian footpath. The contiguous Sea Road footpaths provide pedestrian routes to the village. Kilcoole beach and the railway station are within less than 1.0 km or a 10-minute walk.

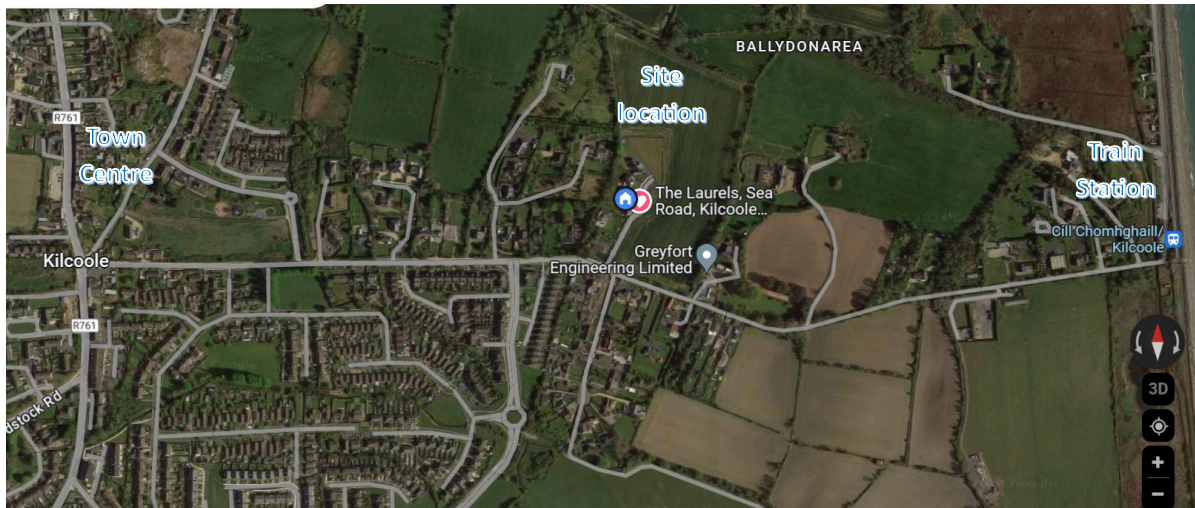


Figure 4: Site marked on overview of Kilcoole village.

(iv) Utilities & Services (Figure 5)

All utilities, including water, electricity, drainage, and fibre broadband, are located at the boundary of the existing development as indicated below.



Figure 5: Existing Utilities & Services location

Existing Development – The Laurels, Sea Road, Kilcoole



The Laurels development was constructed in 2020 in accordance with the principal themes of the County Development Plan. The village, which offers excellent services and amenities, is conveniently located just a 10-minute walk away. The nearby train station, situated within 1km, provides commuters with easy access to the Dublin InterCity. Furthermore, the Park & Ride facility at the Greystones Dart station offers a comprehensive daily service to and from Dublin.

Key features of The Laurels

- A-rated, with energy efficient air-to-water heat pumps.
- Generous off-street parking.
- A brief walk to the local village and shops.
- Nearby crèches, primary, and secondary schools.
- Dublin Bus route L2 is opposite the entrance.
- Intercity train station is only 750 meters away.
- Approximately 4 km to Delgany and 5 km to Greystones.

B. Request Summary

Please consider the following key points regarding my request for rezoning:

- The proposed rezoning aligns with the CDP.
- The land is less than 1 km from Kilcoole village, with existing footpaths providing safe and convenient access for everyone.
- The current vehicular and pedestrian entry to Sea Road complies with WCC planning regulations.
- The location of the proposed development is approximately 200 m from the L2-bus terminus.
- Kilcoole railway station is situated within 1 km of the site.
- Service infrastructures are already established and can be scaled for this development.
- The land borders the current town limits, offering a logical expansion area as the town's population and economy grow, consistent with WCC's and the CDP projections.

C. Counsellor Support

Tom Fortune is supporting my rezoning request.

Yours Faithfully,

A handwritten signature in black ink that reads "Andrew O'Kane." The signature is written in a cursive style with a clear, legible font.

Andrew O'Kane

20 June 2025