

	<h1>Variation No.6</h1>
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Who are you:	Private Individual
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Reference:	VAR6-125811
Submission Made	December 8, 2025 1:08 PM

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

- Chapter 3 – Proposed Variation No. 6

Write your observations here:

Kilcoole 1,543 926

I note in the document that the proposed increase for Kilcoole above is deemed to increase housing units from 1543 to 2469 - this additional 926 units, or 60% increase, is not realistic without a tandem increase in infrastructure. The Bus service has not been adequate for years, and is under huge pressure already, so there needs to be full consideration given to this. The same level of bus service exists today, which was there in the 1980's and in fact it was more reliable and punctual in the 80's + 90's . Also , the Kilcoole train station is a mile away from the village centre, along a road with no paths and no lights, so it is not a feasible option for commuters unless they are able to drive.

For the whole area of Bray/Greystones/Kilcoole/Newtown, there needs to be a

huge investment in transport links. the whole area is going to grind to a halt soon with the already increased cars owing to the developments in the last few years.

I dont think it is unrealistic to expect services to be provided along with much needed housing. There are already struggles to get to see a doctor or dentist and even school places are lacking with children being left year after year without a local secondary school place.

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