

Forward Planning Section  
Wicklow County Council  
County Buildings  
Station Road  
Wicklow Town  
Co. Wicklow



Resubmission re. Darcy Lands at Rathdown Upper and Templecarrig Lower Greystones.

Reference: Folio Number 1339F

Dear Sir/Madam,

I am writing on behalf of my family to submit a request for the rezoning of lands known as the Darcy farmland, located at Lower Windgates, Greystones, Co. Wicklow. These lands are currently zoned for agricultural use under the Greystones-Delgany and Kilcoole Local Area Plan 2013–2019.

Proposal:

I respectfully request that consideration be given to rezoning this site to residential use in the forthcoming Greystones-Delgany and Kilcoole Local Planning Framework (LPF) 2025–2031, which is being prepared under proposed Variation No. 4 to the Wicklow County Development Plan 2022–2028.

## Justification:

### 1. Strategic Location and Suitability:

- a. The site is situated within close proximity to existing services and infrastructure, including schools, public transport, and retail centres, making it highly suitable for residential development.
- b. Its location supports the principles of compact growth and sustainable urban edge development as outlined in the National Planning Framework. This serviced infill re zoning proposal is ideal in avoiding urban sprawl by using land more efficiently within existing settlements.
- c. The land is serviced, placing it in Tier 1 available and potentially prioritized for immediate development. I have met Jim Woods who owns the access to the services in Northshore which is adjacent to our land and he has 100% approved we have access these services.
- d. The land is in a pocket surrounded on all sides by housing and roadway, boundary to the rear of North Shore Development extending to a boundary with excellent site lines on the Bray/Greystones Road. The second side boundary is another road Ennis Lane with residential properties.
- e. The current council map shows the land is within a 2.5 boundary wide circumference. When we met [REDACTED] the WCC planner at the public consultation meeting, he insisted our land was outside the 2.5km radius from the Greystones train station. This is clearly incorrect and demonstrated in the WCC map provided.

- f. In straight line distance from the train station in particular the land falls well under the boundary requirements. The town historically had a wider boundary which was then reduced in the 1990's in line with the needs of 35 years ago. The land is currently 5 minutes' walk to a large school and Lidl Store, and Circle K Petrol Station.
- g. This pocket of land although west of Ennis Lane and directly northwest of the North Shore Development has been included in the North One wider area despite being surrounded by housing and not visible from Greystones. We have included area maps to show evidence of the fact that it is a pocket of land within developed land and totally out of the Bray head site lines or Bray Head lowlands, and west of Ennis Lane. We would request the zoning be changed to reflect factors within this submission.

## 2. Alignment with National and Regional Planning Policies:

- a. The proposed rezoning aligns with the objectives of the National Planning Framework and the Regional Spatial and Economic Strategy for the Eastern and Midland Region, particularly in promoting compact growth and sustainable land use patterns in existing urban settlements such as Greystones.
- b. Greystones is formally designated as a Large Urban Town under national planning classifications and is identified as a Metropolitan Key Town in the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region. With a growing population exceeding 22,000 as of the 2022 Census, Greystones plays a vital role in absorbing sustainable residential growth within the Greater Dublin Area.

- c. This designation supports the targeted expansion of settlements that can accommodate increased housing demand while benefiting from existing and planned infrastructure. The proposed rezoning of our land aligns with this strategic role, facilitating compact urban development consistent with the National Planning Framework (NPF), Housing for All, and the Core Strategy of the County Development Pl

### 3. Support for Local Development Needs:

- There is a documented demand in Greystones for housing, and the rezoning of this land would contribute positively to meeting local needs in line with the Core Strategy of the County Development Plan. Re zoning this pocket of land that is infrastructure ready meets such criteria.

### 4. Infrastructure and Services:

- The site is already serviced by existing infrastructure ensuring that development can proceed without undue delay.

### 5. Environmental Considerations:

- **Archaeological Concerns Raised By Council:**

Preliminary assessments indicate that the site has no known environmental or archaeological constraints that would preclude residential development. The residential housing estate North Shore on the southern boundary (closer proximity to Rathdown Castle) and the recently built public park (Darcy's Park) in a field directly adjacent to the Castle ruin revealed no archaeological effects. Given that our land is significantly further away from the

site of interest and concern to the council and that recent previous development has turned up nothing of significance we would kindly request the council re-evaluate this concern with the location maps included for additional location information.

- This land is situated in lower Windgates to the left of Bray Head's furthest left margin and is not in the Bray Head area but lies in the lower inland area of Windgates to the left of the entire Bray Head land mass running parallel to the Windgates road. Darcy's land pocket is no longer visible from any area of Greystones due to the development of the Marina and Harbour area. It is also an infill area surrounded by other buildings. We have included area maps as visual evidence of the exact location and significantly different direction to the Bray Head area.

- **Coastal Erosion Council Concerns Raised:**

In relation to coastal erosion raised by the council, while this maybe pertinent in lands running alongside the railway line and even fields adjacent to that area, Darcy land pocket is significantly inland from Greystones Coastline separated from the coast by land East of the railway track, the railway track itself and a farm west of the railway track, then a row of residential properties and another roadway before reaching the Darcy Farmland border. The pocket of land in question shares **(Drainage Concerns)** similar elevation profile in the majority to the boundary of the North Shore Development. There is considerable land mass and property between the farm and the coast as the farm is situated in a triangle between the main Bray to Greystones Road and Ennis Lane.

There is a precedence for building on the Greystones coastline with the recent Marina Development and we respectfully ask that

the costal erosion concern of the council is reassessed as Darcy land is significantly inland from the coastline. Darcy land is **West of Ennis Lane**, a pocket of serviced land enclosed by roads and housing.

If drainage is of concern to the council, we are willing to have a relevant survey carried out commensurate with the normal development assessments carried out prior to undergoing any building works to alleviate concerns in that arena.

#### Conclusion:

In light of the above, I believe that the rezoning of the Darcy farmland at Lower Windgates to residential use is both appropriate and necessary to meet the housing needs of the Greystones area. This proposal aligns with national and regional planning policies and supports the sustainable development of the area. The Darcy family has always sought to contribute to the community of Greystones, historically donating a large portion of land to the residents of Greystones in the provision of Redford Cemetery. The public park recently developed at Rathdown Castle named 'Darcy Park' is also built on historically farmed land owned by our family. In order that adult children of families can be housed and remain in the area, and new people wishing to enjoy the wonderful amenities Greystones has to offer we would be happy to work with the council to rezone the aforementioned land for our ever expanding community.

I would welcome the opportunity for further engagement on this matter and am happy to provide any additional information that may assist the Council in its assessment.

Thank you for your time and consideration of this submission.

Yours sincerely,

John Darcy

A handwritten signature in blue ink, consisting of several overlapping loops and horizontal strokes, positioned below the printed name "John Darcy".

Enclosures:

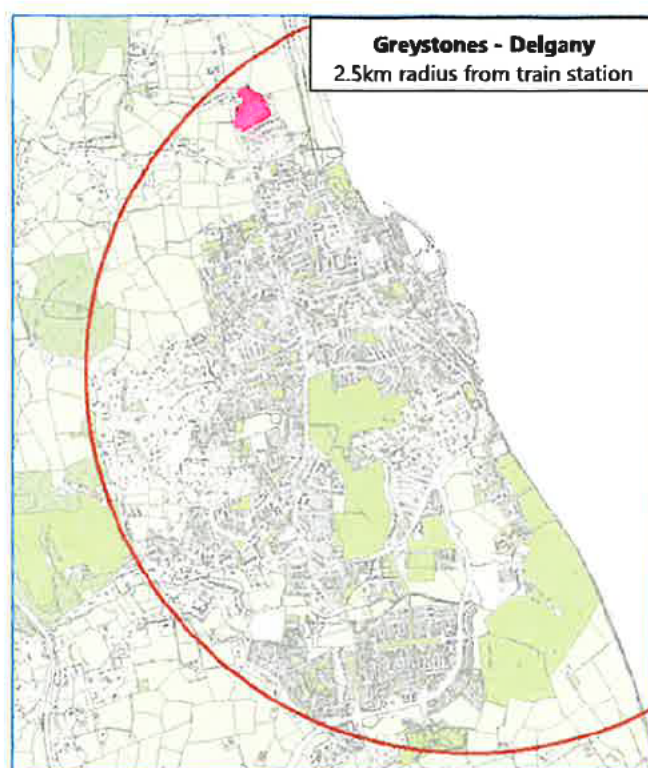
- Site Location Maps

### **Impact on future development options**

The vast majority of new development in Greystones-Delgany over the last 20 years has been at greenfield peripheral locations, including the construction of new roads to service same. This is resulting in excessive sprawl, high car dependency, difficulty in servicing with sustainable and active transport options and is risking coalescence with Kilcoole.

The vast majority of the existing settlement of Greystones-Delgany is located within a 2.5km radius of Greystones town centre / train station and there are numerous options for infill within this area. It is therefore the strategy of this LPF that no further development outside this 2.5km radius should be facilitated during this LPF period.

Within this radius however there are areas of environmental and heritage importance and vulnerability, and therefore it is necessary to identify and evaluate these areas with respect to their acceptability for any further 'greenfield' development (see Section A3.3 to follow).





**DRAFT**

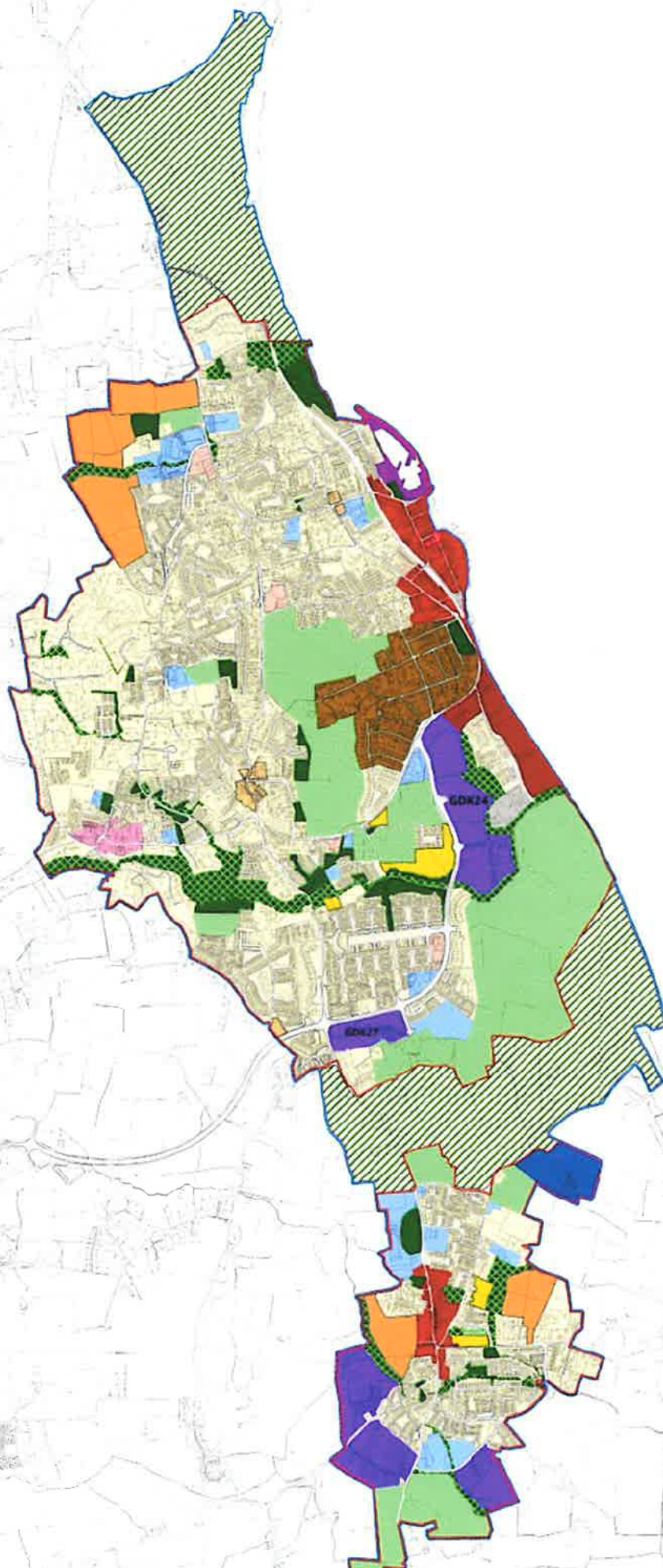
**Greystones-Delgany &  
Kilcoole  
Local Planning Framework  
2025**

**Map No. 1  
Land Use Zoning Objectives**



**LEGEND**

- RE: Existing Residential
- TC: Town Centre
- VC: Village Centre
- NC: Neighbourhood Centre
- LSS: Local Shops & Services
- MU: Mixed Use
- PU: Public Utility
- CE: Community and Education
- T: Tourism
- AOS: Active Open Space
- OS1: Open Space
- OS2: Natural Area
- E: Employment
- RN1: New Residential - Priority 1
- RN2: New Residential - Priority 2
- RS: Special Residential
- AG: Agriculture
- SLC: Small Local Centre
- GHM: Greystones Harbour & Marina
- Settlement Boundary
- Local Planning Framework (LPF) Boundary



**WICKLOW COUNTY  
DEVELOPMENT PLAN  
2022-2028**



Wicklow County Council  
Planning Department