



Greystones-Delgany & Kilcoole Local Area Plan Submission - Report

Who are you:	Agent
Name:	Drumakilla Ltd
Email Address:	[REDACTED]
Reference:	GDKLAP-150317
Submission Made	January 30, 2024 3:12 PM

Topic

Compact Growth - Housing - Population Growth

Submission

Please see attached.

Topic

Regeneration of Communities & Places - Healthy Placemaking - Urban Design - Opportunity Sites in Wicklow Town - Rathnew

Submission

Please see attached.

Topic

Economic Opportunity - Tourism - Shops & Services - Community Facilities

Submission

Please see attached.

Topic

Heritage - Biodiversity- Green infrastructure- Climate Action- Energy

Submission

Please see attached.

Topic

Infrastructure - Sustainable Movement - Transportation

Submission

Please see attached.

Topic

Other topics for you to have your say on! - Environmental Assessment - Plan Implementation -Plan Delivery

Submission

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File

LAP Submission- Delgany Rev1.pdf, 0.29MB

20 Fitzwilliam Place t: + 353 1 6762594
Dublin 2 f: + 353 1 6762310
D02 YV58 e: planning@mdb.ie
w: www.mdb.ie

Our Ref: Drumakilla Ltd

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

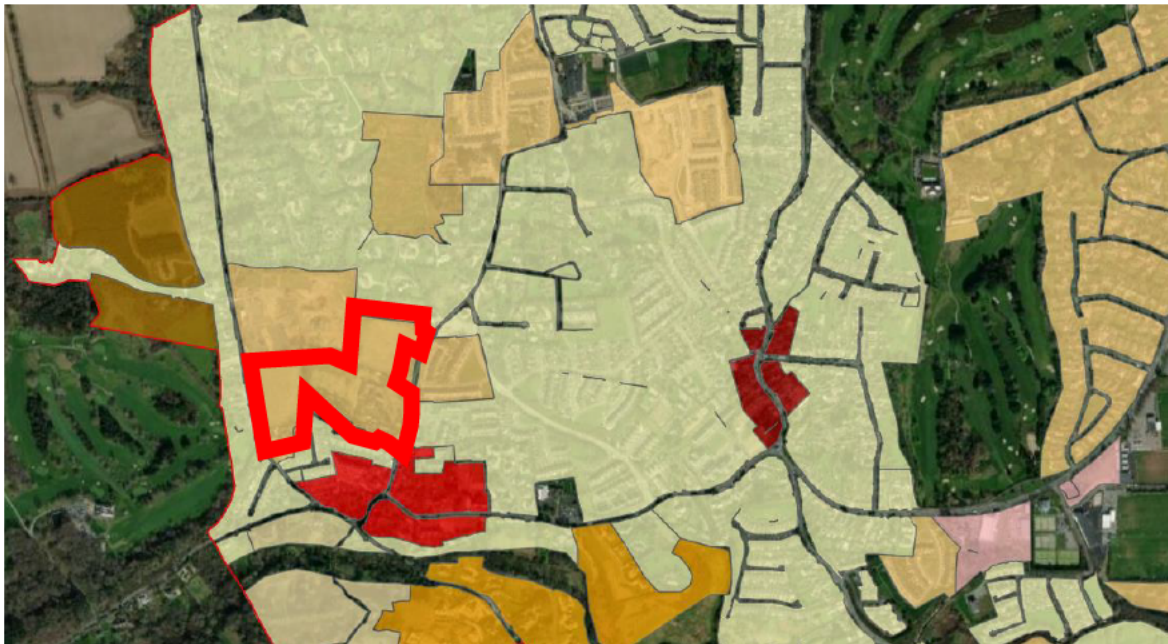
30/01/2024

Re: Submission on pre-draft consultation stage for the Greystones-Delgany and Kilcoole Local Area Plan (LAP)

To whom it may concern,

On behalf of our client Drumakilla Limited, owner of c. 6.2 ha of land (the subject land) located between Bellevue Hill and Convent Road, Delgany, Co Wicklow, incorporating the former Carmelite Monastery Lands, please find this submission on the pre-draft consultation stage for the Greystones-Delgany and Kilcoole Local Area Plan (LAP).

Fig. 1 Outline of Drumakilla Limited lands



1 RELEVANT PLANNING HISTORY ON SUBJECT SITE

The subject land was previously zoned in the Greystones-Delgany and Kilcoole Local Area Plan (LAP) 2013-2019 as R22 for residential use, subject to a maximum density of 22 units per ha.

Planning Authority Refs: 21959 and 21960. The overall site has the benefit of two extant permissions from Wicklow Co. Council, where appeals against both permissions were recently withdrawn. In summary, permission has been granted for 155 residential units, a creche, play areas, commercial uses and the provision of a community facility in the former Church on the two sites.

ABP-308467-20 The subject site received permission for a Strategic Housing Development (SHD) that was the subject of a judicial review (O'Donnell -v- An Bord Pleanála [2023] IEHC 594). While the court dismissed the application, the case was adjourned for further submissions on the challenge to the bat derogation licence and the court decided to stay the proceedings and to refer the certain questions to the Court of Justice (CJEU) for a preliminary ruling ([2023] IEHC 715).

Ref ABP-316676-23, WCC Ref WW-RZLT-47: The Planning Authority included the subject site within the residential zone land tax map. That decision was set aside by An Bord Pleanála on the grounds that the lands are not zoned as the LAP 2013-2019 has expired.

2 SUBMISSION 1: HOUSING – POPULATION – COMPACT GROWTH

2.1 Core strategy and precedent view of WCC

Chapter 3 (Core Strategy) of the Wicklow County Development Plan 2022-2028 stipulates four principles for zoning, the relevant extracts in relation to the subject site are as outlined below.

Under Principle 1: Compact Growth of the Zoning Principles of the Core Strategy, it is stated for levels 1-5 of the Settlement Hierarchy (pg 57 CDP):

"In accordance with National Policy Objectives 3c of the National Planning Framework, a minimum of 30% of the housing growth targeted in any settlement is to be delivered within the existing built up footprint of the settlement."

"there shall be no quantitative restriction inferred from this Core Strategy and- associated tables on the number of units that may be delivered on town centre regeneration/infill / brownfield sites."

Under Principle 2: Delivery of Population and Housing Targets, it is stated that:

*"Town centre regeneration / infill / brownfield developments normally located within the existing built up part of the settlement, generally on lands zoned 'town centre', 'village centre', 'primary area', 'existing residential' and other similarly zoned, **already developed lands will be prioritised and promoted in the first instance for new housing development.**"*

Under Principle 3: Higher Densities

"In existing residential areas, infill development shall generally be at a density that respects the established character of the area in which it is located, subject to the protection of the residential amenity of adjoining properties."

Principle 4: Sequential Approach

The Development Plan states that the priority locations for new residential development will be:

*"Priority 1: In the designated 'town' and 'village' / 'neighbourhood centres' or 'primary zone' through densification **of the existing built up area**, re-use of derelict or brownfield sites, **infill** and backland development. In doing so, cognisance will be taken of respecting the existing built fabric and residential amenities enjoyed by existing residents, and maintaining existing parks and other open areas within settlements."*

It is submitted that the subject site is fully compliant with the core strategy set out in Chapter 3 of the development plan including Table 3.5 (Wicklow Settlement/ Aggregate Settlement Housing Targets to Q2 2028 and Q4 2031) and Table 3.6 (Housing development completed, underway and permitted in Co. Wicklow) and Core Strategy Table A (LAP Towns).

The Planning Authority (PA) statement on the issues paper considers that Greystones-Delgany and Kilcoole will need approximately 850 new homes built between now and 2031. The PA estimate that growth in these settlements will exceed that target range before the end of the plan period, due to legacy housing developments under construction.

The PA state that to facilitate compact growth, 30% of new homes need to be in the **existing built up area and town centre**. Accordingly, the PA are required to identify and reserve an appropriate amount of land in the best locations to meet this housing target.

Having regard to the stated considerations of the PA, the applicant submits that the subject land is located in the **existing built up area**, and is an **infill** site, owing to the fact that there is housing to the north, south, east and west of the site.

The PA considered the subject lands were infill land in the recent submission on the appeals (withdrawn) **ABP Ref. ABP-312442-22, and Ref. ABP- 312451-22**. The PA made the following statements in their letters submitted to the Board on 29/08/2023.

*"The CDP sets out that the **focus during the period of this development plan for Greystones-Delgany will be on infill development and consolidation of the built up area**. The proposed development is **considered to be an infill development** and, given its location within the built up area of Greystones-Delgany (cf map extract below), would also represent the consolidation of the built up area. In this regard, it is noted that the built area of a settlement is defined in the CDP 2022 as the CSO Town Boundary of the respective settlements/towns. Therefore, it is considered that the principle of the development complies with the Settlement Strategy set out in the CDP 2022."*

*"Table 3.6 sets out, as of March 2021, the housing development completed post 2016, under construction and the extant permissions for Greystones-Delgany. These were 875, 1050 and 688 respectively. Table A of the Core Strategy Tables sets out that zero housing units are required to be provided outside of the built up area. Hence, that is why Chapter 4 sets out that the focus during the period of this development plan for **Greystones Delgany will be on infill development and consolidation of the built up area**."*

"Given the location of the proposed development within the built up area of Greystones-Delgany and that it would assist in the achievement of the compact growth of this self-sustaining growth town, it is considered that the proposed development complies with the Core Strategy of the CDP. "

Having regard to the information above, it is **requested that the subject lands are re zoned as residential** where other appropriate uses are also permitted.

2.2 Chapter 6 - Housing

The Plan sets out key housing principles for the creation of sustainable communities. Sustainable communities require a variety of house types, sizes and tenures. It is important that new multi-unit residential development provides an appropriate mix that caters for a variety of household types and sizes.

2.2.1 Zoning

The zoning / designation of greenfield land for new housing shall adhere to several principles, including,

- Application of the 'sequential approach';
- Application of compact growth targets;
- Creation of 'walkable' 10 minute neighbourhoods;
- Promotion of a sustainable land use and transportation pattern, whereby undeveloped lands that are accessible to public transport routes are considered most suitable for development. In this regard, undeveloped land within 1 km of any rail or light rail stop or 500m of bus routes will be prioritised;
- Application of the tiered zoning approach in accordance with NPO 72 whereby land that is fully serviced is differentiated from land that can be serviced within the lifetime of the plan;
- Lands already or easily serviced by a gravity fed water supply system and waste water collection system will be prioritised;
- Cognisance will be taken of the need to provide upmost protection to the environment and heritage, particularly of designated sites, features and buildings;
- Examine environmental constraints including but not limited to biodiversity, flooding, and landscape;
- The need to maintain the rural greenbelt between towns.

Having regard to the information above, it is requested that the subject land are infill lands with the benefit of extant permissions which fully meet the zoning principles in the County Development Plan, are re zoned as residential where other appropriate uses are also permitted.

2.3 Development Plans – Guidelines for Planning Authorities (June 2022)

While these guidelines relate to development plans, there are certain provisions that are of relevance to the subject draft issues paper for the proposed LAP, as the Wicklow County Development Plan 2022-2028 has deferred zoning decisions to individual LAP preparation.

Section 4.4.1 states that:

*"It is a policy and objective of these Guidelines that zoned housing land in an existing development plan, **that is serviced and can be developed for housing within the life of the new development plan under preparation, should not be subject to de-zoning**"*

Having regard to the information above, it is requested that the subject lands which have the benefit of planning permissions, are not de zoned and are retained residential where other appropriate uses are also permitted.

2.4 Eastern and Midland Regional Assembly –Regional Spatial & Economic Strategy (RSES) (2019-2031)

The Regional Economic and Spatial Strategy (RSES), considers the wider Dublin Metropolitan Area (DMA) home to 1.4 million people, covering the continuous built-up city area and includes the highly urbanised settlements of Swords, Malahide, Maynooth, Leixlip, Celbridge, Bray and **Greystones**, which have strong connections with the city. It sets out 16 Regional Strategic Outcomes (RSOs), including RSO 1 – Sustainable Settlement Patterns and RSO 2 – Compact Sustainable Growth.

The RSES establishes three regions, the Metropolitan Area, the Core Region and the Gateway Region. The Dublin Metropolitan Area Strategic Plan (MASP) supports employment generation at strategic locations within the metropolitan area to strengthen the local employment base and reduce pressure on the metropolitan transport network, including; future employment districts in Swords and Dublin Airport/South Fingal; Maynooth; Bray; **Greystones**; Dunboyne-Portane; and Leixlip. The RSES supports delivery of the strategic park and ride projects including at Greystones. Key transport infrastructure investments in the metropolitan area as set out in national policy include continuing to provide DART services on the South-Eastern Line as far south as Greystones.

Having regard to the information above, it is requested that the subject lands which are located in the **Dublin Metropolitan Area** are retained as residential use where other appropriate uses are also permitted.

3 SUBMISSION 2: REGENERATION OF COMMUNITIES & PLACES - HEALTHY PLACEMAKING - URBAN DESIGN – OPPORTUNITY SITES

The map described on the LAP consultation portal: regeneration of communities & places - healthy placemaking - urban design – opportunity sites, states as follows: *“it shows some of the existing zonings from the Greystones-Delgany & Kilcoole LAP 2013 that could have brownfield sites that are in need of renewal and regeneration - **existing residential zoning** and mixed use (town centre, neighbourhood centre, etc.) zonings within the settlement”.*

The subject site has been omitted from the map. The applicant seeks that a residential zoning be applied for the reasons outlined above in section 2 and having regard to the extant permissions that apply to the site.

4 SUBMISSION 3: HERITAGE - BIODIVERSITY - GREEN INFRASTRUCTURE - CLIMATE ACTION – ENERGY

It is requested that the permitted developments out are integrated into any master-planned green infrastructure proposals.

5 CONCLUSION

Having regard to the submitted information above, it is requested that the subject lands which have two extant permissions are re zoned as residential use where other appropriate uses are also permitted and that any masterplans for the LAP area have regard to and integrate the extant permissions.

Yours faithfully,

MacCabe Durney Barnes

MACCABE DURNEY BARNES