

	<h1>Greystones-Delgany &amp; Kilcoole LPF Variation No.4</h1>
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Who are you:	Private Individual
Name:	Julia Davies
Reference:	GDKLPF-145551
Submission Made	June 20, 2025 2:58 PM

## Local Planning Framework PART B Settlement Specific Objectives.

- B.8 Land Use Map and Zoning

Please select which town you want to comment on:

Greystones/Delgany

### Observation relevant to the settlement:

Hello, I just submitted a document on behalf of me and my family. This document is different and is specifically about my own 1-acre plot of land on the west side of Blackberry lane. Thank you for considering both documents. Julia

### Upload a File (optional)

new Submission draft Julia Residential RN2 - 20.06.25.docx, 0.22MB

Administrative Officer for the Greystones/Delgany & Kilcoole LPF,  
Wicklow County Council Planning Department,  
County Buildings, Station Road,  
Wicklow Town A67FW96.

Date: 19<sup>th</sup> June 2025

Re: Submission for Consideration – Greystones/Delgany & Kilcoole Local Planning Framework

**Request to consolidate 1-acre of plot of land into its surroundings within the new Greystones-Delgany & Kilcoole LPF and zone to Residential (RN2) in accordance with current policies for housing requirements.**

Dear Sir/Madam,

Thank you for inviting me to submit observations regarding the draft Greystones/Delgany & Kilcoole LPF and its associated Reports.

Delgany is a key village located next to Greystones, a designated 'Level 3 "Large Growth Town II"' and the LPF is important for the future Delgany.

Thank you for considering my submission in your review of the draft Greystones/Delgany & Kilcoole LPF.

I am available to meet you to further discuss the issues raised in this correspondence at your earliest convenience.

Yours faithfully,

Julia Davies

## Introduction:

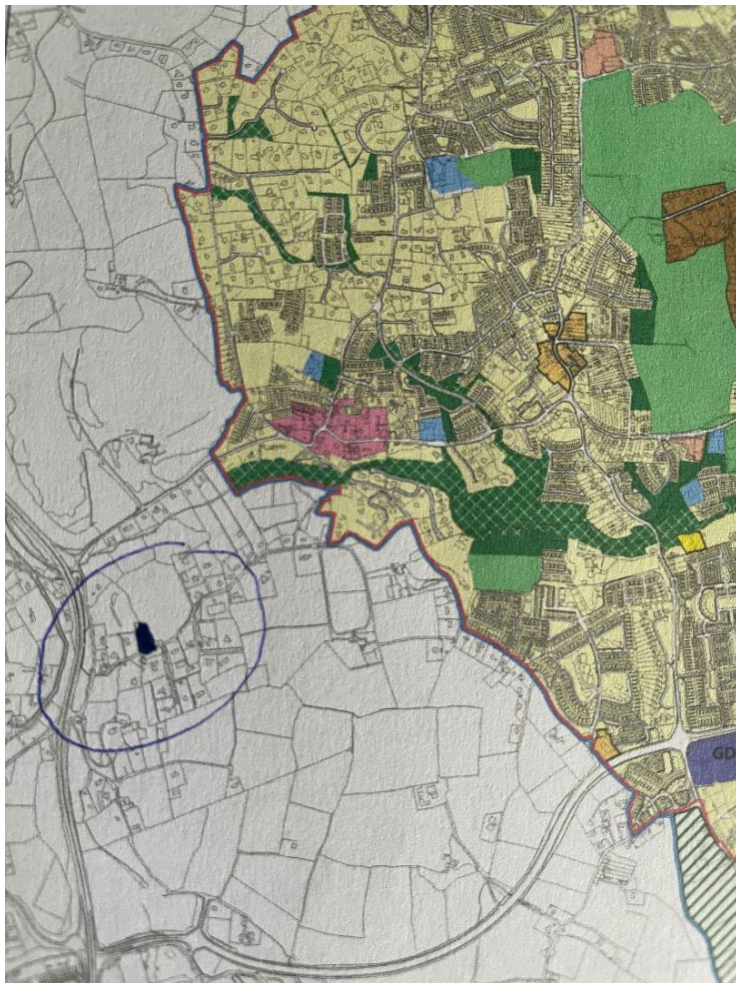
The focus of this submission is to request that the 1-acre plot of land I own on Blackberry Lane West be included within the bounds of the new Greystones/Delgany & Kilcoole LPP town boundary and be zoned Residential (RN2) and in doing so bring this plot in line with its residential surroundings.

Under the current guidelines, I cannot use this plot. The plot adjacent to my plot, along with other 1-acre plots owned nearby by my siblings, are zoned residential or were made viable for residential development, while mine was not. Consequently, I cannot build on it or put it to any viable use. This can only be done through proper consideration of my submission by Wicklow County Council and so my only recourse is to bring it to your attention here.

## Area Definition:

The subject land is a 1-acre plot located on Blackberry Lane West, adjoining and opposite existing residential developments and with ample road frontage and close to public transport.

Fig. 1: Site Location





## **Submission:**

I request your consideration for this 1-acre plot to be included in the bounds of the Greystones/Delgany & Kilcoole LPF and consolidated into its surrounding areas through zoning to Residential (RN2) on the basis that the subject land is:

- An “area located within the commuter catchment” (Project Ireland 2024)
- Accessible by foot to an extensive public transport network
- Located on Blackberry Lane, an existing residential settlement
- Surrounded by housing under ‘R2.5: Residential (2.5/ha)’/‘R5: Residential (5/ha)’ and one-off housing developments
- In accordance with current practices towards residential developments in the area:
  - “Extends outwards from” existing residential developments
  - “Contiguous to the existing developed areas”
  - In accordance with a “streamlined and co-ordinated approach”
  - Consistent with the ‘sequential approach’
- Consistent with “active land management responses to ensure that land and building resources within existing settlements are used to their full potential” as per your strategy for “well-designed homes in the right locations are fundamental to building strong, sustainable communities” (WCDP 2022-2028)
- Consistent with provisions can be made for the continued “proportionate and tailored approach to residential development” (WCDP 2022-2028) of existing settlements, such as Blackberry Lane, as per the development objectives of the planning authority.

## **Conclusion:**

As outlined herein, including this 1-acre plot in your new Greystones/Delgany & Kilcoole LPF by allowing for its correct consolidation into its surroundings through zoning to Residential (RN2) would be in harmony with current guidelines for growth of existing settlements, such as along Blackberry Lane, while respecting the core of the Wicklow County Council’s development plan and the culture of the area.