

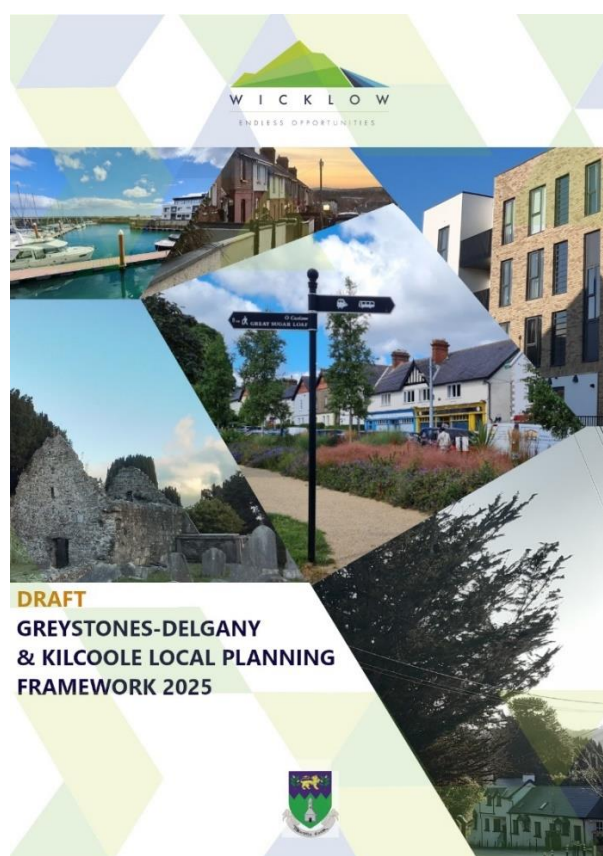


WICKLOW COUNTY COUNCIL

Proposed Material Alterations

**To Proposed Variation No. 4 to the Wicklow
County Development Plan 2022 – 2028**

**Draft Greystones – Delgany & Kilcoole Local
Planning Framework (LPF)**



Publication date: 24 October 2025

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In addition to this written statement, the Proposed Material Alterations are accompanied by the following documents:

MAPS

Draft Map 1	Proposed Altered Land Use Zoning Objectives
Draft Map 3	Proposed Altered Key Green Infrastructure
Draft Map 4A	Flood Risk – Present Day (Update)
Draft Map 4B	Flood Risk – Present Day & Proposed Altered Land Use Zoning Objectives
Draft Map 4C	Flood Risk – Potential Future Scenario (Update)
Draft Map 4D	Flood Risk – Potential Future Scenario & Proposed Altered Land Use Zoning Objectives
Draft Map 5	Proposed Altered Transport Strategy

ADDENDA

Strategic Environmental Assessment

- Screening for SEA Report
- Addendum I to the SEA ER
- Addendum to SEA ER Non-Technical Summary

Appropriate Assessment

Screening for Appropriate Assessment Report

Strategic Flood Risk Assessment

Addendum I.2 to SFRA

These documents should be read alongside the Proposed Variation No. 4 including the Draft Greystones – Delgany & Kilcoole Local Planning Framework. It is available to view [HERE](#).

1.0 INTRODUCTION

1.1 Proposed Variation No. 4 to the Wicklow County Development Plan including the Draft Greystones – Delgany & Kilcoole Local Planning Framework

Wicklow County Council has prepared Proposed Variation No. 4 to the County Development Plan to integrate the draft and final Greystones-Delgany and Kilcoole Local Planning Framework (LPF) into the Wicklow County Development Plan 2022-2028, and to ensure consistency of the draft and final Greystones-Delgany and Kilcoole LPF with the County Development Plan 2022-2028

The Proposed Variation No. 4 including the draft LPF was published on the 9 May 2025 for public consultation, for a 6 week period. A total of 88 valid submissions were received. The first Chief Executive's Report was prepared on the submissions received and issued to the Elected Members for their consideration. Following their consideration, a number of **Proposed Material Alterations (PMAs)** are now proposed to the Proposed Variation No. 4 / draft LPF. These alterations will be on public display from 24 October to 21 November 2025, with submissions invited on the proposed alterations.

1.2 Planning and Development Act 2000 (as amended)

Section 13 of the Planning and Development Act 2000 (as amended) provides that the Chief Executive of a planning authority shall prepare a report on any submissions or observations received under that subsection with respect to the Proposed Variation/draft LPF and shall submit the report to the members of the authority for their consideration. This report was submitted to the elected members of Wicklow County Council on 18 August 2025.

The members of the planning authority considered the proposed variation/draft LPF and the Chief Executive's Report and resolved at the Council meeting of 06 October 2025 to propose alterations to the Proposed Variation/draft LPF. As said alterations constitute 'material' alterations to the Proposed Variation/draft LPF, the planning authority is required to publish notice of the proposed material alterations and any determination that requires the carrying out of an SEA/AA. The proposed material alterations and any determination shall be on public display for a period of not less than 4 weeks and submissions invited. All submissions shall be taken into account before the variation of the development plan/LPF is made. Formally, making a variation is done by resolution of the Council.

2.0 PROPOSED MATERIAL ALTERATIONS TO THE PROPOSED VARIATION 4 - DRAFT LPF WRITTEN STATEMENT

2.1 Proposed Material Alterations to Part A of Proposed Variation No. 4 – proposed changes to Volume 1 of the Wicklow County Development Plan 2022-2028

The changes to Volume 1 of the County Development Plan that were originally proposed under Proposed Variation No. 4 were presented as new text in **red**, and deleted text in ~~blue-strikethrough~~. These proposed changes are shown to follow.

Text now proposed to be altered is shown in **green**.

Proposed Material Alteration No. 1

Volume 1, Chapter 3 of the Wicklow County Development Plan 2022-2028

Amend Part A:2: Local Area Plans (LAPs) & Local Planning Frameworks (LPFs)

Vary Section 3.5 as follows:

3.5 Zoning

This development plan provides the population and housing targets for all 21 settlements in the County up to 2031. ~~However, Upon adoption in 2022, it only provides provided~~ plans for 13 settlements, the remainder of the settlements having their own stand-alone 'Local Area Plans' at that time. ~~which will be reviewed after the adoption of this County Development Plan. As part of the LAP adoption process for the settlements of Wicklow Town – Rathnew and Blessington, the land use zoning and key development objectives maps for these LAP settlements / areas are integrated into Volume 2 of this County Development Plan by way of variation.~~

For the remaining settlements (Bray, Enniskerry, Kilmacanogue, Greystones – Delgany, Kilcoole and Arklow), 'Local Planning Frameworks' (which will replace their previous LAPs) which set out settlement specific objectives including land use zoning and key development objectives maps are to be integrated into Volume 2 of this County Development Plan by way of variation.

Local Area Plans (LAPs) & Local Planning Frameworks (LPFs)

*New Local Area Plans **or Local Planning Frameworks** will be made for the following settlements in the period 2022-2024⁵ in the following order of priority:*

- 1. Wicklow Town – Rathnew*
- 2. Blessington*
- 3. Greystones - Delgany – Kilcoole*
- 4. Arklow and Environs*
- 5. Bray Municipal District (including Enniskerry and Kilmacanogue)*

~~*While each LAP will cover a period of 6 years, zoning will be provided on the land needed to meet the 2031 population target, with clear objectives to ensure 2026 targets can be reached.*~~

*The Core Strategy Tables to follow shows the housing unit requirements for the LAP / LPF towns, up to the year 2031 and the housing unit capacity of lands zoned in ~~current~~ LAPs **in effect at the time of the adoption of the County Development Plan in 2022.***

~~This table shows that the majority of current LAPs have a surplus of zoned land having regard to the revised 2031 targets set out in the NPF Roadmap and the RSES for the EMRA.~~

Upon adoption of this County Development Plan in 2022, the amount of zoned land in pre-existing LAPs exceeded the amount of land needed to meet the Core Strategy 2031 housing targets for each of the towns set out in this County Development Plan (as detailed in Table A of the Core Strategy).

In the preparation of the updated LAPs/LPFs during the lifetime of this County Development Plan, development and growth objectives, including the amount of zoned housing land and phasing / prioritising objectives, shall take into account the zoning principles set out hereunder as well as the guidance set out in 'Development Plans – Guidance for Planning Authorities' (DoHLGH 2022) and any further Government or Ministerial policies / guidance in place at the time of the adoption of the LAP/LPF.

In particular, residential development objectives including land zoning provisions will be made on the basis of providing enough housing land to meet the prevailing Core Strategy population and housing targets set out in the County Development Plan at the time of adoption of the LAP/ LPF, with flexibility in the zoning provisions to ensure that (a) the targets can be achieved in the event that unforeseen impediments to the development of certain lands arise and (b) the LAPs/ LPFs do not have to be formally amended to reflect any changes in the Core Strategy or population / housing targets that may arise during the lifetime of the County Development Plan due to changes to the National Planning Framework, Regional Spatial and Economic Strategy or planning legislation **with particular regard to the new housing targets for County Wicklow set out in the 'NPF Implementation: Housing Growth Requirements – Guidelines for Planning Authorities' issued by the Minister under Section 28 of the Planning & Development Act (July 2025).**

Prior to the adoption of new LAPs / LPFs reflecting the targets set out in this plan, in the assessment of applications for new housing development (or mixed use development of which housing forms a significant component) the Council will strictly adhere to the compact growth, sequential development and phasing principles set out in this plan.

2.2 **Proposed Material Alterations to part B of Proposed Variation 4 – the Draft Greystones-Delgany and Kilcoole Local Planning Framework 2025**

The following is a list of the Proposed Material Alterations (PMAs) to the Draft LPF.

Proposed new text is shown in red, proposed deleted text in ~~blue~~.

Maps include a pink line illustrating the area of land affected by the PMAs. These pink lines will be removed in the final adopted version of Variation 4 / LPF.

Section A:2 COUNTY DEVELOPMENT PLAN STRATEGY FOR GREYSTONES - DELGANY & KILCOOLE

Section A2.1 COUNTY DEVELOPMENT PLAN CORE STRATEGY

Proposed Material Alteration No. 2

Amend **Table 1B Wicklow Core Strategy for Kilcoole** as follows:

APPLICATION TO LEVEL 4	
Settlement, Population & Housing Strategies	Level 4 settlements are designated 'Self Sustaining Towns' described in the <i>Regional Spatial and Economic Strategy</i> as ' <i>towns with high levels of population growth and a weak employment base which are reliant on other areas for employment and/or services and which require targeted 'catch up' investment to become more self-sustaining</i> ' ¹ . These towns range in size (as per the Census of population in 2022) from c. 2,000 to 4,500 persons. Population growth in Level 4 towns overall is targeted to be in the 20%-25% range between 2016 and 2031, with variation in future growth rates between towns in the level due to developments already underway in some towns.

1. While Kilcoole does have a strong employment base, it is considered that it still generally fits in this category of town having regard to its scale and the need for targeted catch up investment to become more self-sustaining.

Section B1: TOWN CENTRE REGENERATION

Section B1.4 KILCOOLE TOWN CENTRE

Proposed Material Alteration No. 3

Amend Opportunity Site **OP7 Kilcoole Centre** as follows:

Objectives GDK OP7

- To support the development and delivery of a comprehensive project for this area, which provides for the reconfiguration of this junction to remove the staggered junction and provides for access to the lands to the west, and which delivers significant public realm improvements such that pedestrian / cyclist and public transport uses are prioritised, and the creation of a public park / plaza **of at least 1,600sqm** in this area;
- To support the development of sites for mixed use development including commercial, retail, retail services, residential, community and cultural uses;
- Higher density development that makes the best use of this serviced urban land, will be expected;
- High quality frontage onto all streets will be required, that provides for passive supervision and connectivity to the street.
- Access to lands on the west side of the Main Street shall make provision to service future development lands to the west (zoned RN2).
- Any development to the west of the Main Street in the OP shall make provision for a town centre public car park of a size to be determined in consultation with the Local Authority.

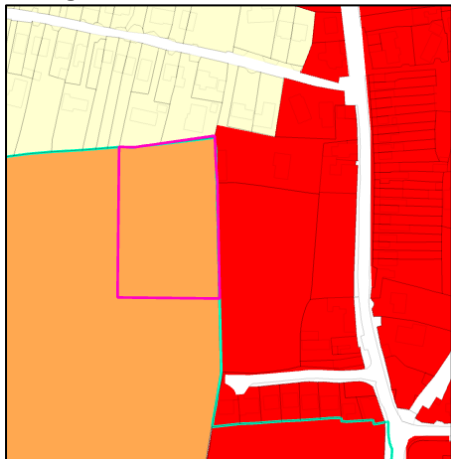
Proposed Material Alteration No. 4

Amend Opportunity Site **OP8 'Kilcoole West – 'The Molly's'** as follows:

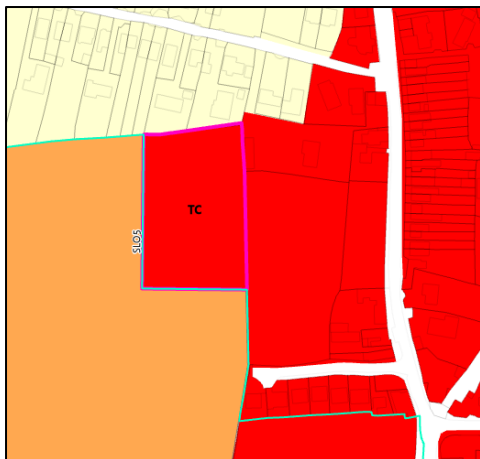
Amend **MAP NO.1 LAND USE ZONING** and amend the boundary map and the written text of Opportunity Site **OP8 Kilcoole West – 'The Molly's'**

Amend zoning of land measuring c. 0.65ha from RN2 'New Residential Priority 2' to TC 'Town Centre'.

Change from:

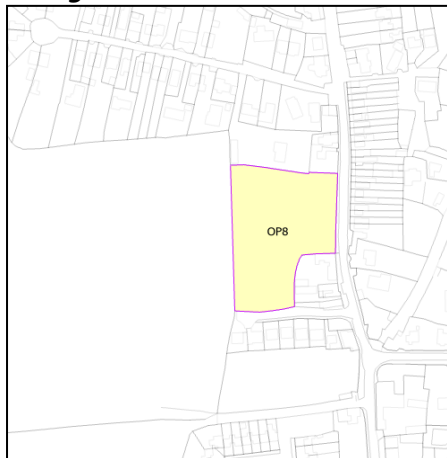


Change to:

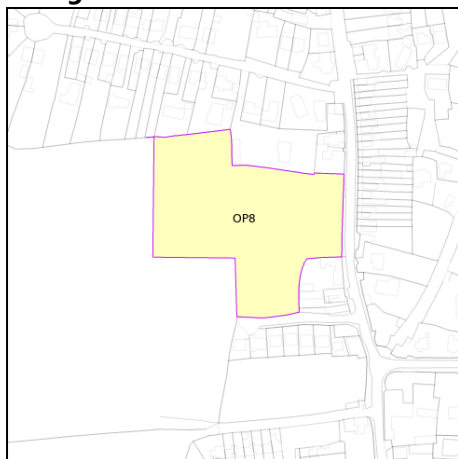


Amend the Opportunity Site boundary as follows:

Change from:



Change to:



Amend written objectives as follows:

Objectives GDK OP8

- To support the development of these lands for mixed use development including commercial, retail, retail services, residential, community and cultural uses; in this regard, a 'single' use e.g. retail only or residential only will not be permitted and any commercial uses shall be accompanied by both residential and community / cultural uses;
- Higher density development with no or limited car parking, that makes the best use of this serviced urban land, will be expected required on these lands. In particular, any ground level commercial or retail development proposed shall include upper floors of residential use.
- High quality frontage onto all streets and open spaces will be required, that provides for passive supervision and connectivity to the street. Any development of these lands shall include the development of an outdoor community meeting space / pocket park and the highest quality and design, including appropriate park furniture and seating;
- While access into these lands may be via a direct access onto Main Street (R761) any such access point shall not provide a through route to lands beyond this site, in particular lands to the west of this site.

Section B.2 RESIDENTIAL DEVELOPMENT

Proposed Material Alteration No. 5

Amend **Housing Targets & Extant Planning Permissions** subsection as follows:

Housing Targets & Extant Planning Permissions

Having regard to the Core Strategy and population / housing targets provided therein for Greystones – Delgany and Kilcoole, there is capacity within the lands zoned TC, VC, RE (all located in the serviced, built up envelope) and lands zoned RN1 to meet current targets.

In order to ensure a long term supply of zoned land, in particular to ensure flexibility in the event of an increase in housing targets during the lifetime of this LPF, **with particular regard to the new housing targets for County Wicklow set out in the 'NPF Implementation: Housing Growth Requirements – Guidelines for Planning Authorities' issued by the Minister under Section 28 of the Planning & Development Act (July 2025)**, this LPF also provides for additional zoned serviced / serviceable residential lands, over and above that needed to meet current targets, zoned 'RN2 – New Residential Priority 2'. Permission will **not only** be considered during the lifetime of this LPF for RN2 lands **unless where** the following conditions are satisfied:

- At least 75% of Priority 1 new residential lands (RN1) lands have been activated (i.e. consent obtained and development initiated);
- It can be shown that the housing / population generated by the proposed development would not result in the prevailing Core Strategy targets at the time of the decision to grant permission being significantly breached.

Proposed Material Alteration No. 6

Amend **HOUSING OBJECTIVE GDK16** as follows:

Objective GDK16

Notwithstanding the zoning / designation of land for new 'greenfield' residential development (RN), permission will ~~not~~ **only** be considered for RN2 Priority 2 lands ~~unless-where~~ the following conditions are satisfied:

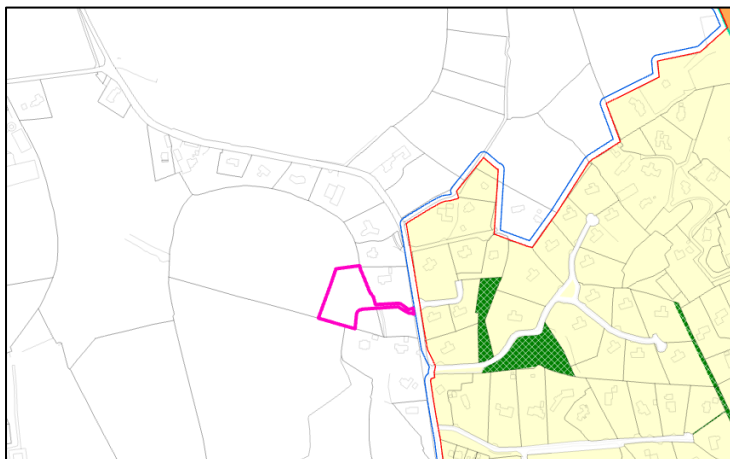
- At least 75% of Priority 1 new residential lands (RN1) lands have been activated (i.e. consent obtained and development initiated);
- It can be shown that the housing / population generated by the proposed development would not result in the prevailing Core Strategy targets at the time of the application being significantly breached.

Proposed Material Alteration No. 7

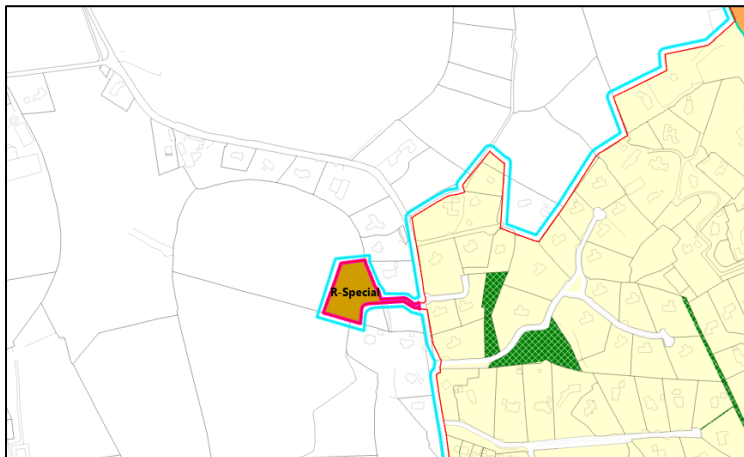
Amend **MAP NO.1 LAND USE ZONING** and add additional objective to **HOUSING OBJECTIVES** as follows:

Amend zoning of land at Bellevue Demesne measuring c. 0.65ha from unzoned outside the settlement/LPF boundary to R-Special 'Special Residential'.

Change from:



Change to:



GDK XX:

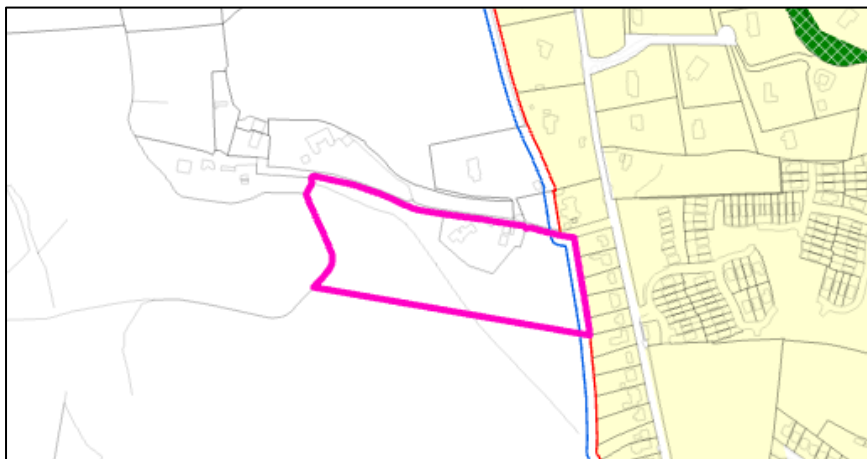
To provide for residential development for a maximum of 1 No. unit, with no restrictions on purchasing and occupation at Bellevue Demesne (as zoned 'Special R-X' on Map No. 1), subject to all matters pertaining to the proper planning and sustainable development of the site/area being satisfied.

Proposed Material Alteration No. 8

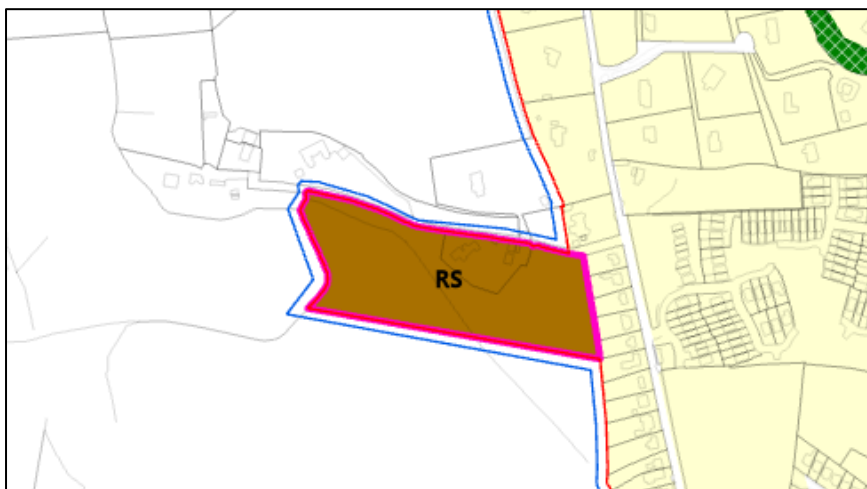
Amend **MAP NO.1 LAND USE ZONING** and add additional objective to **HOUSING OBJECTIVES** as follows:

Amend zoning of land at Bellevue Demesne measuring c. 2.7ha from unzoned/outside the LPF boundary to RS 'Special Residential'.

Change from:



Change to:



GDK XX:

To provide for residential development for a maximum of 4 No. additional units, with no restrictions on purchasing and occupation at the grounds of Delgany Golf Club, Bellevue Demesne (as zoned 'Special R-X' on Map No. 1), subject to all matters pertaining to the proper planning and sustainable development of the site / area being satisfied.

Proposed Material Alteration No. 9

Add additional objective to **HOUSING OBJECTIVES** as follows:

GDK XX

To promote and facilitate the development of a range of residential development types, tenures and sizes, including affordable and cost-rental properties, in order to cater for the varying housing needs and economic circumstances of the area's population. In particular, Wicklow County Council shall work with the Land Development Agency, and other relevant stakeholders, to deliver a range of residential tenures to meet the requirements of the population including (but not limited to) affordable and cost-rental housing types on appropriate lands, subject to compliance with the policies and objectives of the LPF, the County Development Plan and other relevant national and regional policies and guidelines.

Section B6: HERITAGE, BIODIVERSITY AND GREEN INFRASTRUCTURE

Proposed Material Alteration No. 10 Amend HERITAGE, BIODIVERSITY & GREEN INFRASTRUCTURE OBJECTIVES as follows:
GDK52 To promote the preservation of trees, groups of trees or woodlands in particular native tree species, and those trees associated with demesne planting and designed landscape planting, whether subject to TPO or not, where considered to be viable, safe and in line with sound arboricultural management principles. To require and ensure the preservation and enhancement of native and semi-natural woodlands, groups of trees and individual trees, as part of the development management process, and require the planting of native broad leaved species, and species of local provenance in all new developments.

Proposed Material Alteration No. 11

Amend **HERITAGE, BIODIVERSITY & GREEN INFRASTRUCTURE OBJECTIVES** as follows:

GDK55

To facilitate the development and enhancement of suitable access to and connectivity between areas of interest for residents, wildlife and biodiversity, with focus on promoting river corridors, European sites, nature reserves and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of European sites.

In particular, to promote the maintenance of existing and the development of new open spaces and recreational areas linked by green corridors as follows:

- a) Along the full coastal area from Greystones to Kilcoole as follows:
Bray Head – Bray to Greystones cliff walk and the coastal zone to the east of same including new marina park – Greystones north beach, marina, harbour – Greystones coastal route and beaches (the Cove, south beach) – Ballygannon – the Murrough European Site at Kilcoole.
- b) Linking Delgany to Kilquade and Kilcoole along St. Patrick's river route and the Mass Path
- c) Along Three Trouts Stream from Glen Road, Delgany to the sea
- d) From the R761 at Three Trouts Bridge to Mill Road
- e) Linking Coolagad to Kindlestown Woods
- f) **Ballydonarea Loop / Strawberry Lane walk in Kilcoole from Lott Lane to the coast**

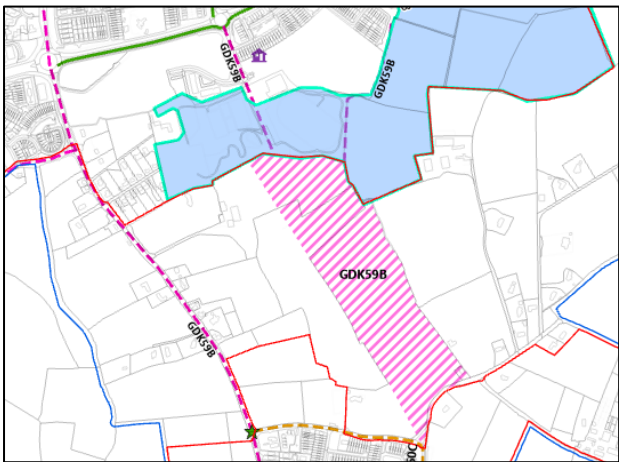
Section B.7: INFRASTRUCTURE AND SERVICES

Proposed Material Alteration No. 12

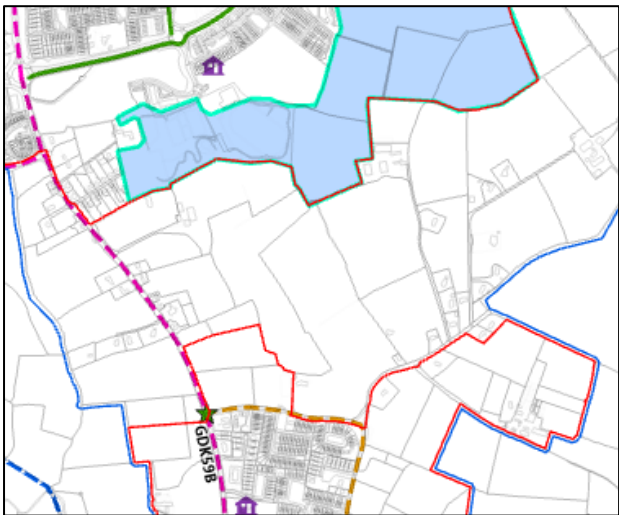
Amend **MAP NO. 5 ‘TRANSPORT STRATEGY’** and amend **INFRASTRUCTURE OBJECTIVES** as follows:

Amend Map No. 5 ‘Transport Strategy’ to omit off road GDK59b corridor to the east of the Regional Road, as follows:

Change from:



Change to:



GDK59

To support and facilitate the implementation of local projects which improve pedestrian and cyclist permeability, safety and access to schools and public transport. In particular to support and facilitate the following schemes / programmes:

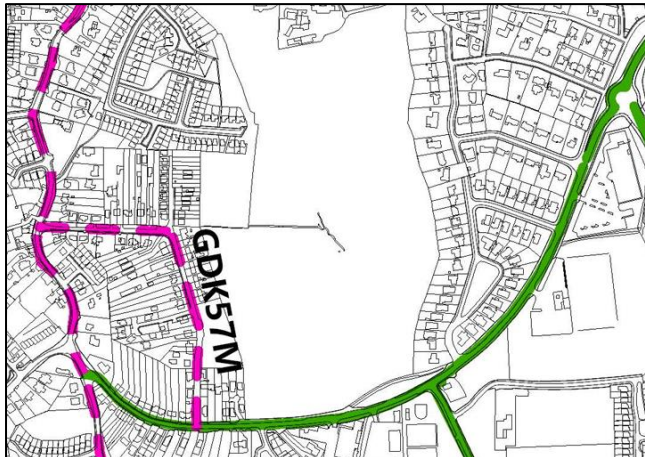
- b) Pedestrian and cycling infrastructure from Kilcoole to Charlesland, which may be in the form of improvements to the existing Regional Road R761 or, where the existing road configuration does not allow for this, a new pedestrian and cycling route from Ballygannon (north Kilcoole) to Charlesland to the east of the regional road’. The location and layout of any

such route shall be determined following a comprehensive route selection process and consultation with affected landowners, and in particular shall ensure no adverse impacts on working farms in the area.

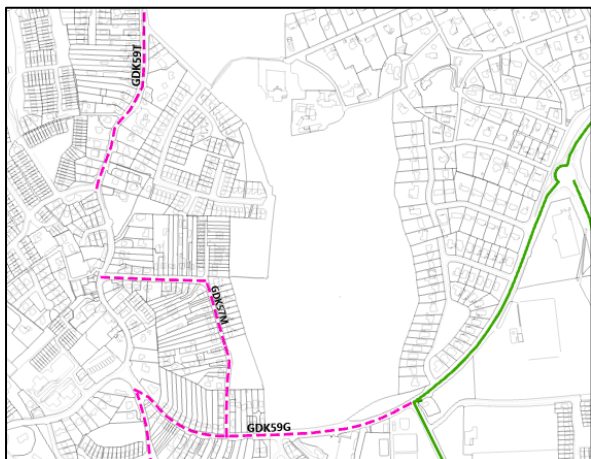
Proposed Material Alteration No. 13

Amend **MAP NO. 5 'TRANSPORT STRATEGY'** and amend **INFRASTRUCTURE OBJECTIVES** as follows:

Change from:



Change to:



GDK59

To support and facilitate the implementation of local projects which improve pedestrian and cyclist permeability, safety and access to schools and public transport. In particular to support and facilitate the following schemes / programmes:

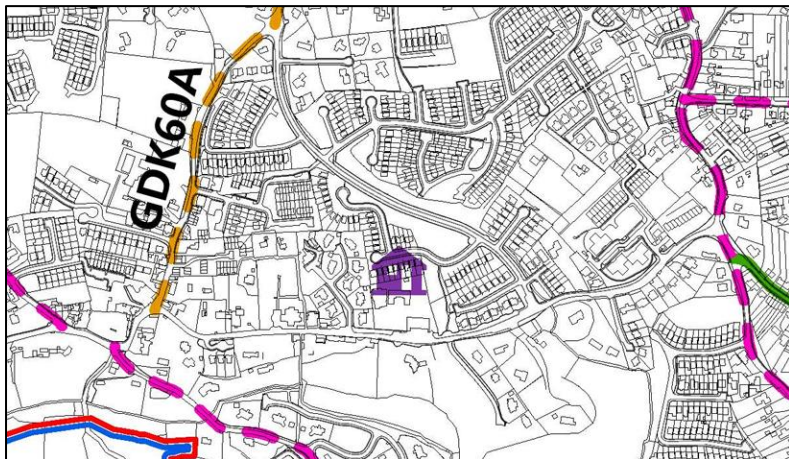
g) pedestrian and cycling safety improvements from Killincarrig crossroads to Greystones station (from Burnaby Lawns east being part of Pathfinder Programme)

t) Enhanced pedestrian and cycling infrastructure along R761 from Killincarrig to Templecarrig

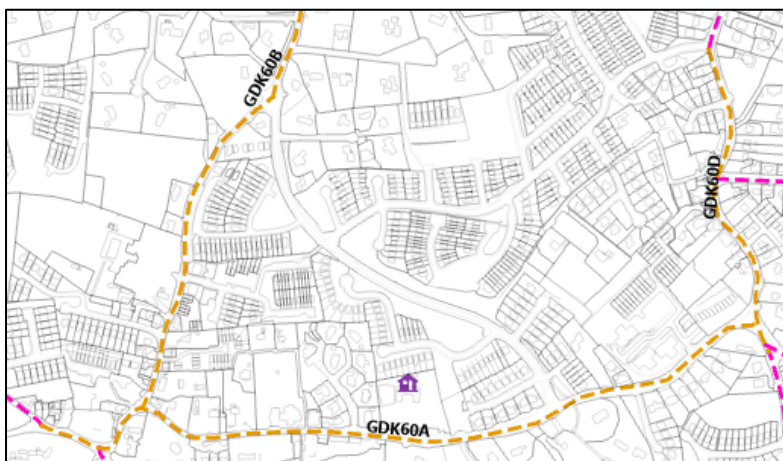
Proposed Material Alteration No. 14

Amend **MAP NO. 5 'TRANSPORT STRATEGY'** and amend **INFRASTRUCTURE OBJECTIVES** as follows:

Change from:



Change to:



GDK60

In order to facilitate the delivery of improved pedestrian / cyclists safety, public realm enhancement programmes and vehicular movement improvements in the LPF area, to support and facilitate the delivery of the following schemes:

- In order to improve pedestrian and cyclist safety and to allow for future improvements to the public realm in Delgany village: the 'Delgany Village Accessibility Scheme' (~~Convent Road Phase~~) project;
- In order to improve pedestrian and cyclist safety between Delgany and Blacklion: the '~~Chapel Road Pedestrian and Cyclist Infrastructure Improvement Scheme~~'; '~~Convent Road Active Travel Scheme~~';
- In order to improve pedestrian and cyclist safety in Kilcoole town centre and to allow for future improvements to the public realm on Kilcoole Main Street particularly in the area between 'Upper Green' and 'Sylvan Lawns': the improvement of the alternative route to the east of Kilcoole to 'bypass' the core town centre. This route commences at the R761 junction with Lott Lane at Kilcoole Community Centre, continues along Lott Lane to Sea Road and onto 'Holywell Avenue' to the south of Sea Road, as far as the regional road at CCA. Improvement shall include the re-design of various existing junctions in order to give priority to this route as shown on Map No. 5 as Objective GDK60

d) The Killincarrig Improvement Scheme

Where such improvements are located on designated development land, the development shall be so delivered to provide for those elements of the scheme within that site.

Proposed Material Alteration No. 15

Amend **INFRASTRUCTURE OBJECTIVES** as follows:

GDK64

With respect to localised drainage issues present in the LPF area:

- a) new significant development ~~in the area between Sea Road and Lott Lane~~ in Kilcoole will only be considered where the development's wastewater drainage arrangements accord with an overall Drainage Area Plan (DAP) which removes / limits need for new pumping and maximises coordination of drainage networks between sites;
- b) new significant development in the Coolagad – Templecarrig area in north Greystones will only be considered where the development's surface water drainage arrangements accord with Wicklow County Council's Sustainable Urban Drainage (SUDs) Policy **and** an overall Surface Water Management Plan for the area which addresses the capacity of the area network and obviates flood risk on downstream lands.

Proposed Material Alteration No. 16

Add **INFRASTRUCTURE OBJECTIVE** as follows:

GDK XX

In collaboration and with the support of the relevant transport agencies, to prepare a Local Transport Plan for Greystones-Delgany and Kilcoole LPF and integrate its provisions into the LPF as appropriate.

Proposed Material Alteration No. 17

Add **INFRASTRUCTURE OBJECTIVE** as follows:

GDK XX

Developments, including new/expanded developments and any planned improvements to existing urban spaces, shall be designed in accordance with the guidance document "Implementation of Urban Nature-based Solutions: Guidance Document for Planners, Developers and Developer Agents" LAWPRO 2024.

Section B.9: SPECIFIC LOCAL OBJECTIVES (SLOs)

Proposed Material Alteration No. 18

Amend **INTRODUCTION** as follows:

The purpose of an SLO is to guide developers as to the aspirations of the LPF regarding the development of certain lands where more than one land use is proposed, where there is a new infrastructure necessitated on the subject lands or where the lands are zoned for 'mixed use' to give more detail on the development objective of these lands. A masterplan for the entire SLO area may be required to be submitted as part of the first application within the SLO. **In particular, both masterplans and individual applications within SLOs shall show the proposed overall roads and infrastructure layout for the entire SLO area to ensure that all land parcels within the SLO are serviceable and no development prejudices or unduly constrains the development on another parcel.**

For a number of the SLOs concept sketches are shown in this LPF. These are conceptual only, did not include complete site surveys/analysis, and should not be taken as a definitive guide as to the acceptability or otherwise of any access points, road layouts or building positions/designs Any application for permission on said lands must conform to all standards and requirements of the Planning Authority, as set out in this LPF and the Wicklow County Development Plan.

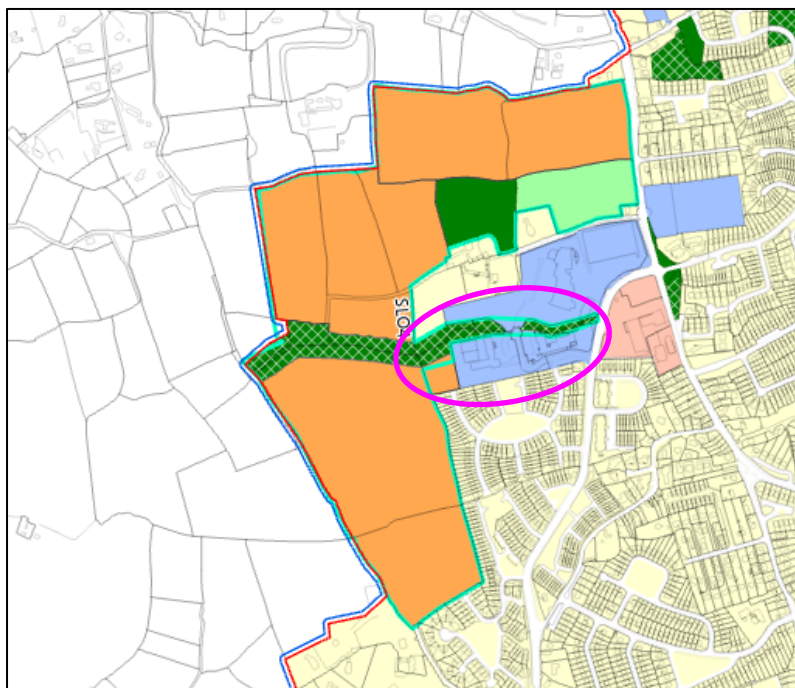
Proposed Material Alteration No. 19

Amend **MAP NO. 1 LAND USE ZONING** and amend Specific Local Area Objective **SLO 4 - COOLAGAD** and SLO area map as follows.

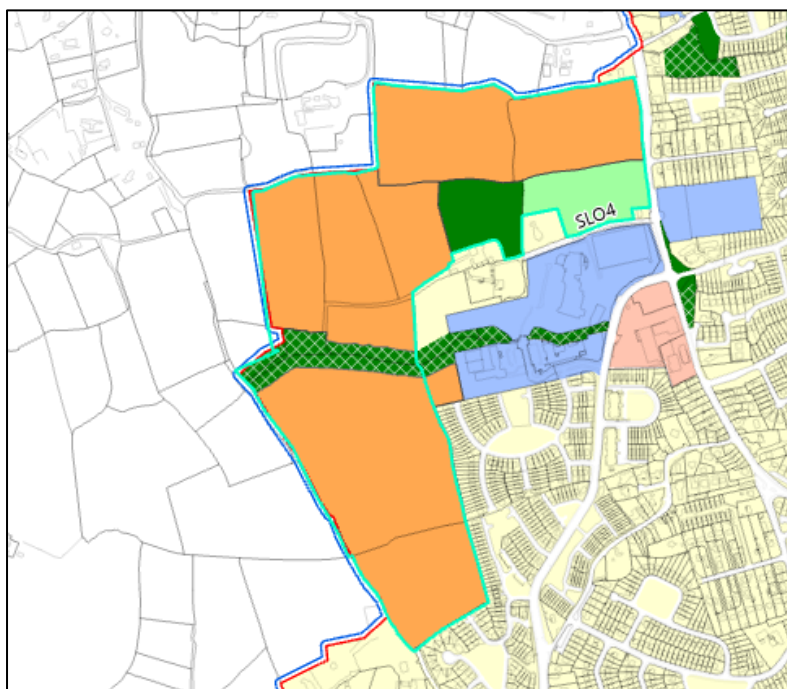
Please note, the SLO 4 text within the May 2025 Proposed Variation / draft LPF stated a total area of c. 27 ha zoned for new housing development (RN2). This area of proposed RN2 land has since been remeasured and confirmed to be c. 32ha and so a clarification is required. In addition, PMA No. 27 propose removing an eastern parcel of RN2 land from SLO 4 as part of the creation of SLO 13. Therefore, the figure stated below (**c. 31 ha**) reflects the RN2 land as a result of both the clarification and the creation of SLO 13.

Amend **SLO 4** area to remove the lands zoned OS1: Open Space and CE: Community and Education that will form part of SLO 12 – COOLAGAD EAST.

Change from:



Change to:



Amend SLO4 text as follows:

SLO 4 - COOLAGAD

These SLO lands are located at Templecarrig Lower, Coolagad and Kindlestown Upper in north Greystones, on a site approximately 37.7 39ha in size. This area may be developed for a mix of uses including residential, community and open space, in accordance with the following requirements:

- The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to existing schools, community infrastructure, transport services, recreational amenity areas and retail in the north Greystones area;
- A total area of c. 31 27ha is zoned for new housing development which shall be divided into a number of distinct character areas / estates, including a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs. In designing the development of residential areas attention shall be paid to mitigating the visual impact of the development on the higher lands and maintaining views towards Kindlestown Hill, from the R761 and the Greystones coast. Development shall be of a design and layout that is appropriate to the topography of the site and the necessity to ensure there is a visual transition between these developed lands and the unzoned agricultural lands / Kindlestown Hill to the rear of the site. In this regard, building height and density shall reduce as landscape elevation increases.
- Open space shall be provided with each phase of development as follows:
 - A minimum of 1.6ha per 400 houses as fully serviced playing pitches, courts etc
 - A minimum of 0.6ha per 400 houses for casual recreation space, parks etc. A maximum of 50% of this form of open space may be provided for throughout the development as part of the 10-15% residential open space.
 - 0.2ha per 400 houses for equipped play spaces e.g. playgrounds, MUGAs, outdoor gyms etc
 - The majority of the required open space as detailed above shall be provided in the form of 1 or 2 highly accessible large parks that provide for both active and casual recreation that include playgrounds, MUGAs and playing pitches / courts; at a minimum a separate full size (i.e. 90m x 145m) multi-sport all

weather pitch, mixed use all weather sports courts (suitable in size and finish for a range of uses) and an all-weather 7-a-side pitch (60m x 40m), which shall be devoted to the use by the public accompanied by appropriate infrastructure, including parking where necessary and service / management buildings.

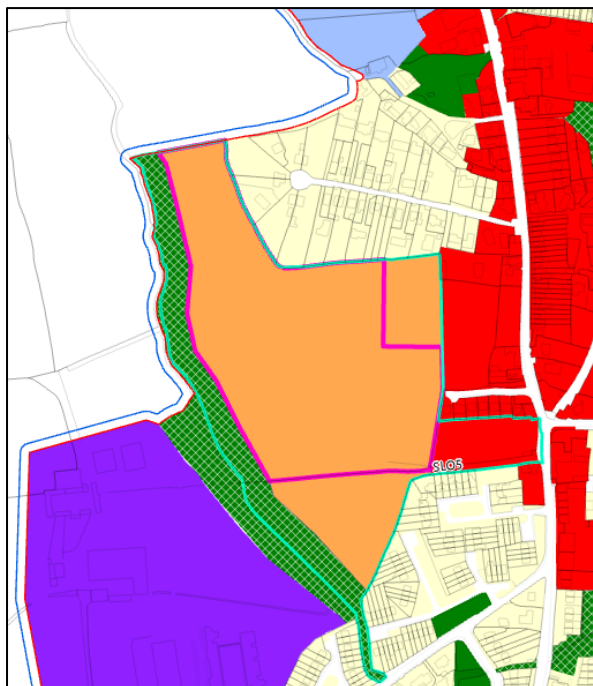
- The lands identified as OS2 along a watercourse shall be reserved in as natural a condition as possible with appropriate undeveloped buffer zones. Any development on these SLO lands shall protect the water courses by avoiding interference with the stream bed, banks and channel and maintaining a core riparian buffer zone of at least 25m along each side free from development. Road / cycleway / footpath crossings over / through the OS2 corridor shall be minimised to that absolutely necessary for access; any such crossing shall be via a clean span bridge over the watercourse that maintains its natural character.
- Community facilities, including a multi-functional fully fitted indoor space (e.g. suitable for indoor sports / recreation, arts / cultural, and social / community use) of at least 600sqm shall be provided within the SLO area in the first phase of development to meet the needs of the new and existing resident community of the area; in determining requirements for community facilities, a community services audit shall be carried out. This community services audit should take into account and explicitly respond to the analysis and recommendations set out in the Social Infrastructure Audit accompanying the LPF.
- Green links shall be provided throughout the area to link residential areas with community infrastructure, schools, adjoining housing lands and the Blacklion neighbourhood centre, along with providing a link to Kindlestown Hill/Bellevue Woods
- No units may be occupied in any phase until the community infrastructure associated with that phase is completed and available for public use.

Proposed Material Alteration No. 20

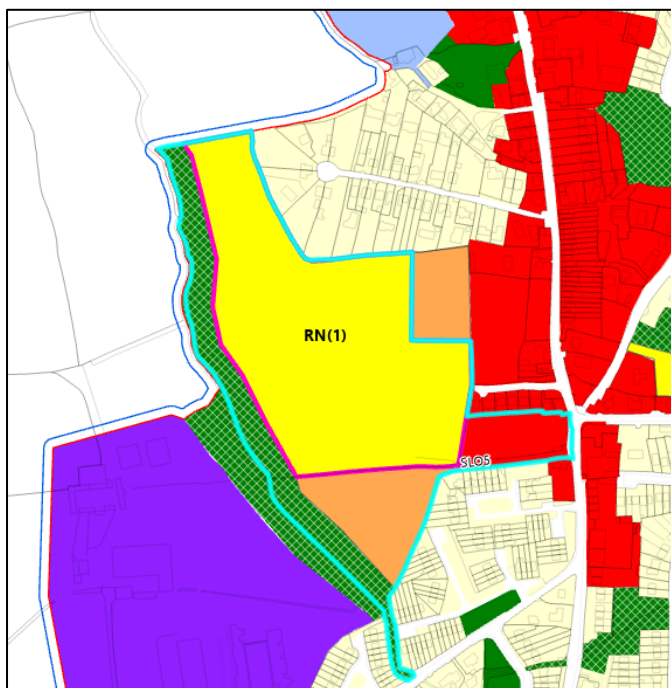
Amend **MAP No. 1 (Land Use Zoning)** and **SLO 5 - Bullford** and boundary as follows:

Amend zoning of land at Kilcoole measuring c. 6.1ha from RN2 'New Residential – Priority 2' to RN1 'New Residential – Priority 1'.

Change from:



Change to:



Amend SLO5 text as follows:

SLO 5 - Bullford

These SLO lands are located west of Kilcoole Main Street and measure c. 10ha and are zoned for 'TC – Town Centre', '**RN1 – New Residential Priority 1**', 'RN2 – New Residential Priority 2' and 'OS2 – Natural Areas'. This area may be developed for a mix of uses including residential, community, commercial, retail / retail services and open space, in accordance with the following requirements:

- The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to the town centre, adjoining residential areas and existing transport services.
- These lands shall be accessed only via Main Street at the Main Street – Sea Road junction, which shall be redesigned as a crossroads with traffic lights. Land measuring c. 0.6ha immediately west of this new junction shall be developed in accordance with the criteria set out in this LPF as 'Opportunity Site 7'.
- **No dwelling units that may be permitted on foot of the RN1 zoning may be occupied until OP7 is fully developed and any community facilities provided therein are available for community use.**
- A total area of c. 7.5ha is zoned for new housing development which shall be divided into a least two distinct character areas / estates either side of a central green area, including a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs.
- Community facilities shall be provided within the SLO area **in the first phase of development** to meet the needs of the new resident community of the area. In particular, the development shall include at a minimum a childcare facility **and a community building of c. 600sqm**; in determining additional requirements for community facilities, a community services audit shall be carried out.
- Open space shall be provided with each phase of development as follows:
 - An undisturbed riparian corridor of at least 25m set back from the river (zoned OS2) shall be provided and any existing natural habitats, trees and hedgerows in this area shall be maintained.
 - A minimum of 0.4ha per 100 houses as fully serviced playing pitches, courts etc.
 - A minimum of 0.15ha per 100 houses for casual recreation space, parks etc.
 - A maximum of 50% of this form of open space may be provided for throughout the development as part of the 10-15% residential open space.
 - 500sqm per 100 houses for equipped play spaces e.g. playgrounds, MUGAs, outdoor gyms etc.
 - The majority of the required open space as detailed above shall be provided in the form of 1 or 2 highly accessible large parks that provide for both active and casual recreation that include playgrounds, MUGAs and playing pitches / courts which shall be devoted to the use by the public accompanied by appropriate infrastructure, including parking where necessary and service / management buildings.

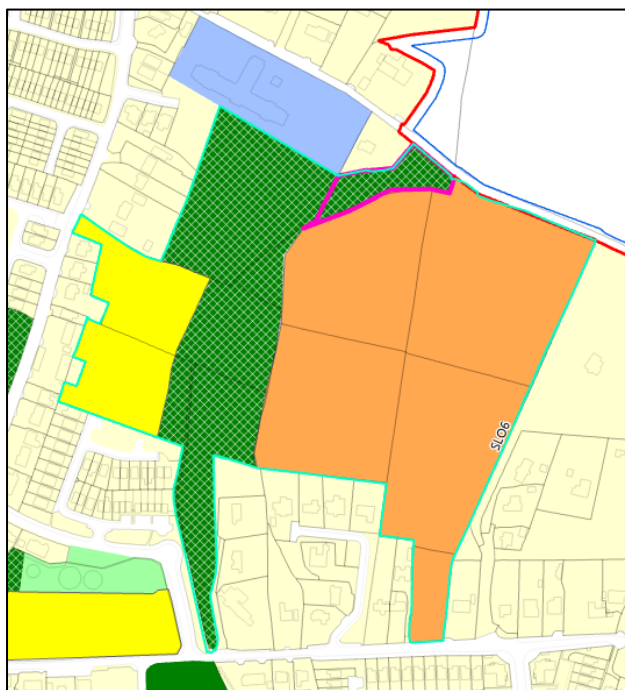
Proposed Material Alteration No. 21

Amend **MAP No. 1 (Land Use Zoning)** and **SLO 6 – BALLYDONAREA** as follows:

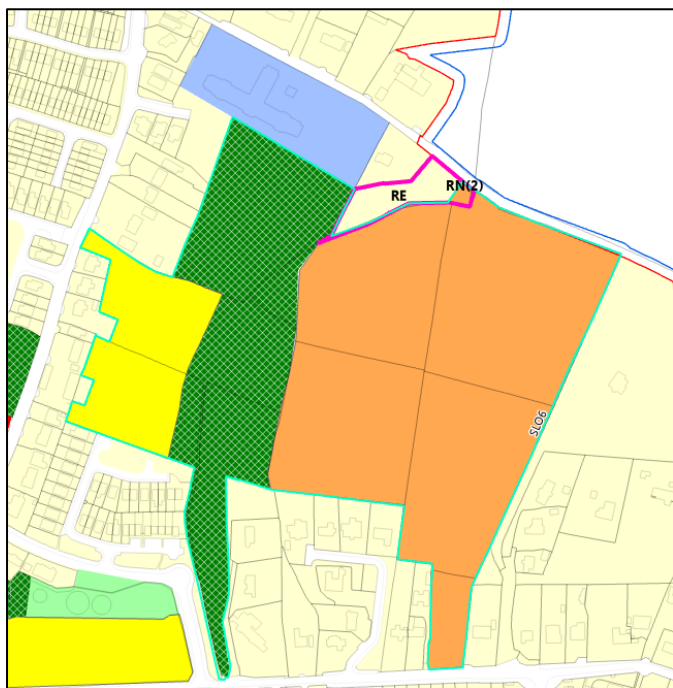
Amend SLO 6 and zoning of land at Ballydonarea as follows:

- From c. 0.35ha zoned OS2 'Natural Areas'
- To c. 0.31ha zoned RE 'Existing Residential' and c. 0.04ha zoned RN2 'New Residential – Priority 2'.

Change from:



Change to:



Amend text of SLO6 as follows:

SLO 6 – BALLYDONAREA

These SLO lands are located east of Lott Lane, Kilcoole in the townlands of Kilcoole and Ballydonarea and measure c. 12.7ha and are zoned for 'RN1 – New Residential Priority 1', 'RN2 – New Residential Priority 2' and ~~'OS1 – Open Space'~~. **OS2 'Natural Areas'**. **The Ballydonarea Loop / Strawberry Lane walk forms part of the northern boundary of this area.**

This area may be developed for a mix of uses including residential, community and open space, in accordance with the following requirements:

- The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to the town centre and existing transport services.
- A total area of c. ~~8.8ha~~ **8.9ha** is zoned for new housing development which shall be divided into a least two distinct character areas / estates either side of the central green area, including a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs.
- Lands zoned RN1 shall be accessed from Lott Lane only. Lands zoned RN2 shall be accessed from Sea Road only. Pedestrian and cycling connectivity shall be provided between the two RN zones across the green space, to Ballydonarea ~~Lane~~ **Loop / Strawberry Lane walk** to the north and Wellfield to the south;
- **New development within 25m of the Ballydonarea Loop / Strawberry Lane walk shall be so designed as to maintain and enhance the walk, preserving all natural features including watercourses, trees and mature hedgerows. No walls / fences will be permitted in this buffer zone, no structures shall back onto same and any structures shall be so designed to address and overlook the walk, and provide passive surveillance of same.**
- Open space shall be provided as follows
 - A central green area shall be provided along the watercourse and encompassing a natural wooded area to the north-west of same, of not less than 3.6ha in area.
 - Within this space, a 'natural' undisturbed area of not less than 10m shall be maintained either side of the stream and existing trees and hedgerows shall be maintained. Cycleway / footpath crossings over / through the watercourses, or tree / hedgerow lines, shall be minimised to that absolutely necessary for access; any such stream crossing shall be via a clean span bridge that maintains its natural character.
 - Where following ecological assessment, it is found that there are areas within this OS zone suitable for re- development, said lands shall be laid out for recreational purposes, including suitable play spaces, walks, seating area etc
 - The open space shall link fully through from Sea Road to Ballydonarea Lane.
- Community facilities shall be provided within the SLO area to meet the needs of the new resident community of the area **in the first phase of development**. In particular, the development shall include at a minimum a childcare facility; in determining additional requirements for community facilities, a community services audit shall be carried out.

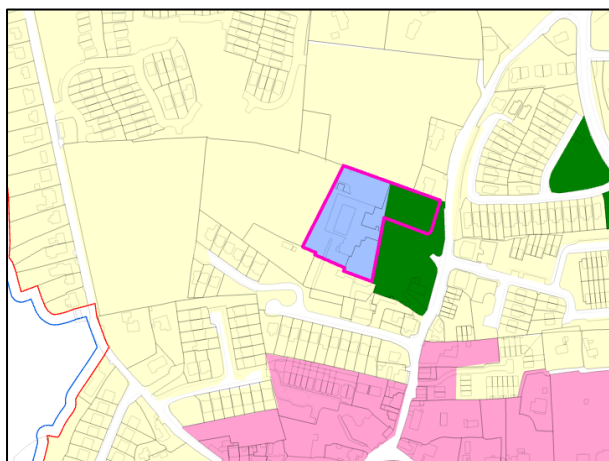
Proposed Material Alteration No. 22

Amend **MAP NO. 1 LAND USE ZONING** and add new Specific Local Objective: **SLO 8 – CONVENT LANDS** and boundary as follows:

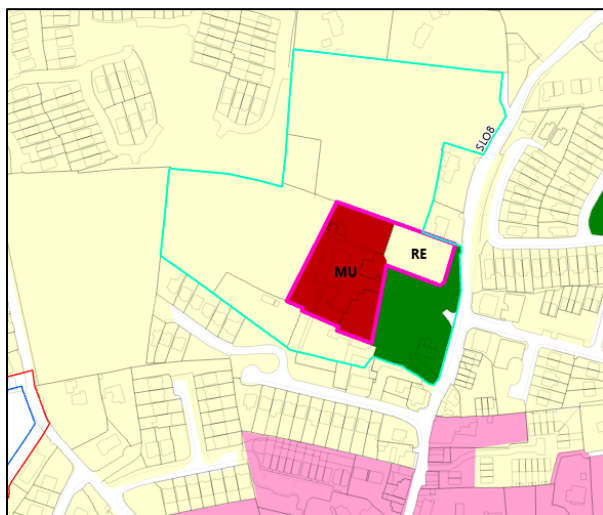
Amend zoning of land at Delgany 'Convent Lands' as follows:

- From c. 0.56ha zoned CE 'Community & Education' to MU 'Mixed Use'.
- To c. 0.18ha zoned OS1 'Open Space' to RE 'Existing Residential'.

Change from:



Change to:



Add new text for SLO8 as follows:

SLO 8 – Convent Lands

These SLO lands comprise the grounds and buildings of the former Delgany Carmelite Convent. The lands measure c. 3.9ha and are zoned RE 'Existing Residential', OS1 'Open Space' and MU 'Mixed Use'. Permission has been granted for a significant housing, open space, employment and community development on these lands, which commenced construction

in 2024. In the event that this permitted development is not completed in accordance with this permission or changes are sought to the permitted development, any future development on these lands shall accord with the following requirements:

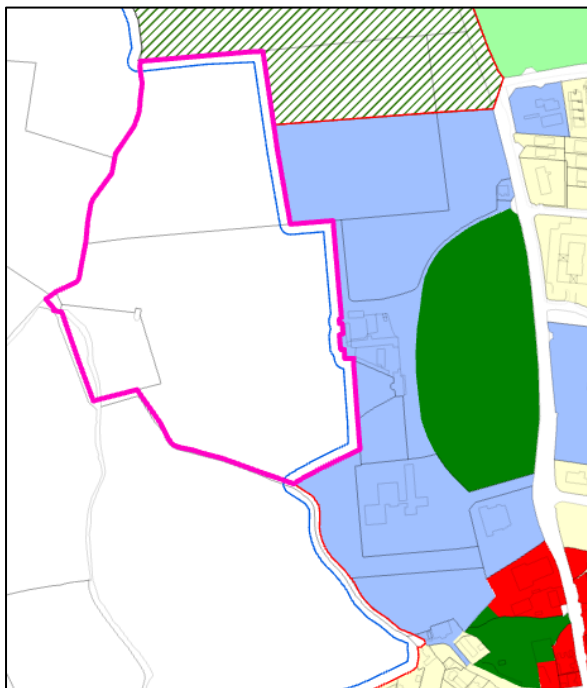
- *The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to Delgany / to existing transport services and to other new developments to the west;*
- *The protection of the setting and character of the former Convent (a protected structure) shall be upmost in any design approach;*
- *There may be no reduction in the quantum of internal community and employment space provided for in the redevelopment of the Convent buildings from that permitted under PRR 21/959;*
- *Any development shall provide for the highest quality public open space that shall relate to, and be open and accessible from Delgany village.*

Proposed Material Alteration No. 23A

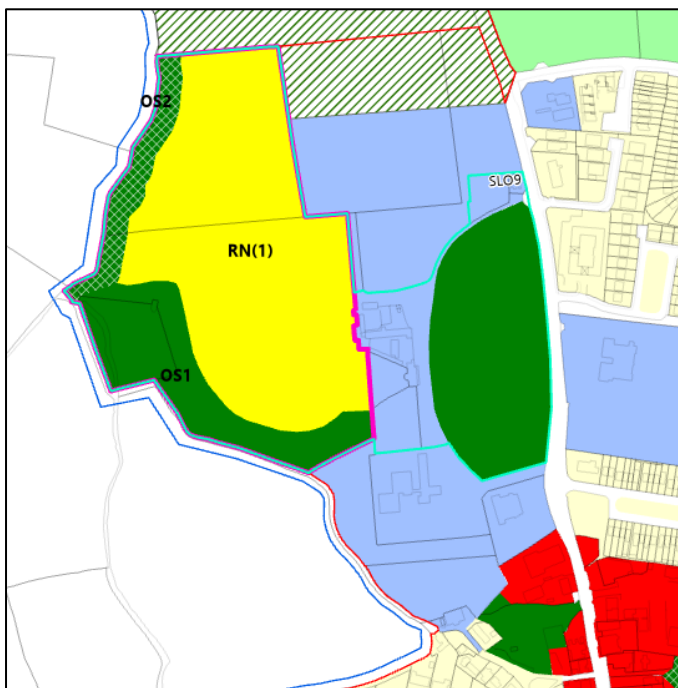
Amend **MAP NO. 1 LAND USE ZONING** and add new Specific Local Objective: **SLO 9 – DARRAGHVILLE** and SLO Map as follows:

Amend zoning of land at Kilcoole measuring c. 8ha from unzoned outside the settlement/LPF boundary to RN1 'New Residential – Priority 1' (c. 5.69ha), OS1 'Open Space' (c. 1.7ha) and OS2 'Natural Areas' (c. 0.6ha).

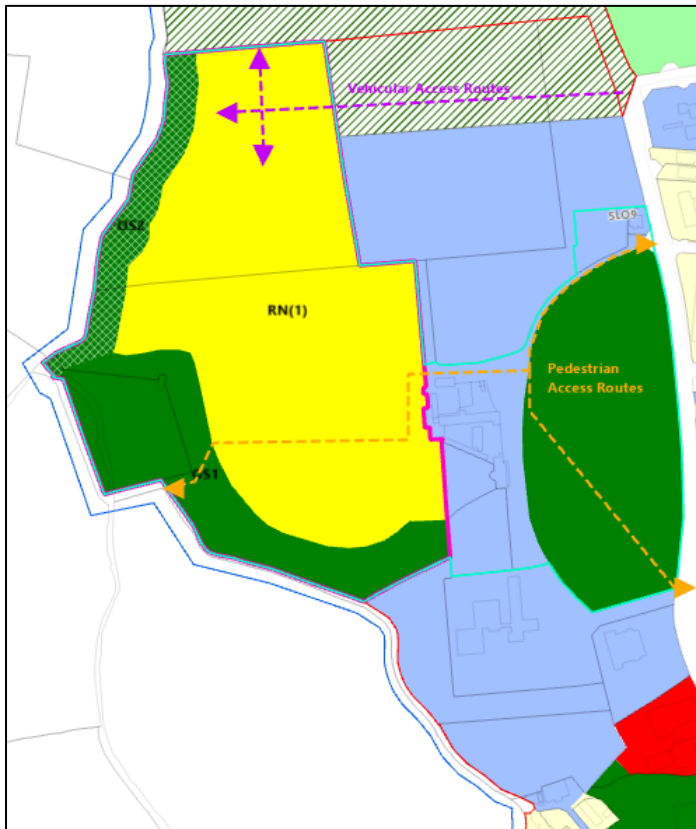
Change from:



Change to:



Add new SLO map showing the lands at SLO9 – Darraghville:



Add new text for SLO9 as follows:

SLO 9 – Darraghville

This SLO is located in the townland of Kilcoole and measures c. 11.8ha. This SLO is comprised of:

- c. 4.6ha zoned RN1 'New Residential – Priority 1'.
- c. 5.5ha zoned OS1 'Open Space'.
- c. 0.6ha zoned OS2 'Natural Areas'.
- c. 1ha zoned RE 'Existing Residential'.
- c. 0.2ha zoned CE 'Community & Education'.

Any development proposal shall comply with the County Development Plan, this Local Planning Framework and the following:

- Vehicular Access to this SLO shall be via the under construction roadway servicing the future location of St. Catherine's School. This vehicular access should serve new residential development in the SLO area and existing agricultural uses to the north.
- Primary pedestrian and cyclist **only** access shall be provided from Kilcoole Main Street/R761 through lands zoned OS1 'Open Space' to the east of Darraghville House, leading past the house through lands zoned RN1 'New Residential – Priority 1' and connecting to the mass path, alongside a range of other pedestrian and cyclist routes through the lands.

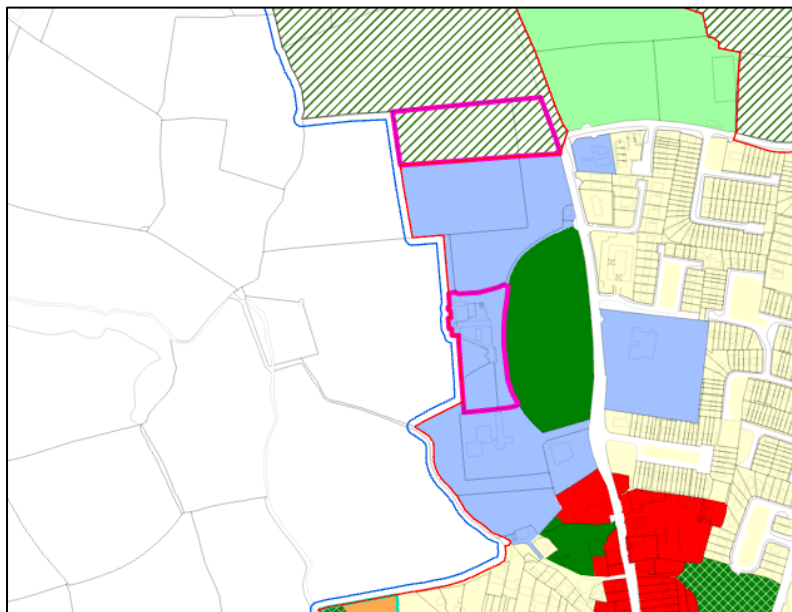
- Lands zoned OS1 'Open Space' to the east of Darraghville House should be laid out as a public park of a design and layout and including such facilities and support buildings to be agreed with the Planning Authority, but which shall include at a minimum:
 - A skatepark;
 - A playground suitable for a variety of ages of children;
 - A number of pedestrian access points along the public road.
 Further to heritage assessment, the existing roadside solid wall along this new park shall be lowered and appropriately designed railings installed reflecting the heritage of the Darraghville House.
- No dwelling units that may be permitted on foot of the RN1 zoning may be occupied until the public park to the east of Darraghville House is fully developed suitable for community use (including necessary landscaping, layout, drainage, surfacing, lighting, access) and is available for community use;
- Lands zoned OS1 'Open Space' to the west of Darraghville House should be laid as for public amenity use, including the provision of walks and trails down to the walled garden. Within this zone all significant trees and hedgerows shall be retained and enhanced, and the walled garden shall be reused (and repaired if necessary) for community garden purposes;
- Lands zoned CE 'Community & Education' adjacent to and surrounding the gate lodge (which shall be retained and re-used) shall be developed for community uses to include at a minimum a childcare facility to service this SLO and wider area as deemed appropriate following the carrying out of a social infrastructure audit;
- A maximum of 50% of any dwelling units that may be permitted on foot of the RN1 zoning may be occupied before the full range of open space and community facilities set out within this SLO is fully developed and available for community use.
- A 25m buffer from the mass path shall be provided, and its rural character maintained.
- Insofar as is possible, hedgerows should be retained within the lands, with minimum openings for necessary vehicular/active travel crossings.
- The curtilage and setting of Darraghville House (a protected structure) shall be protected, including any features within the wider lands associated with the previous Demesne.

Proposed Material Alteration No. 23B

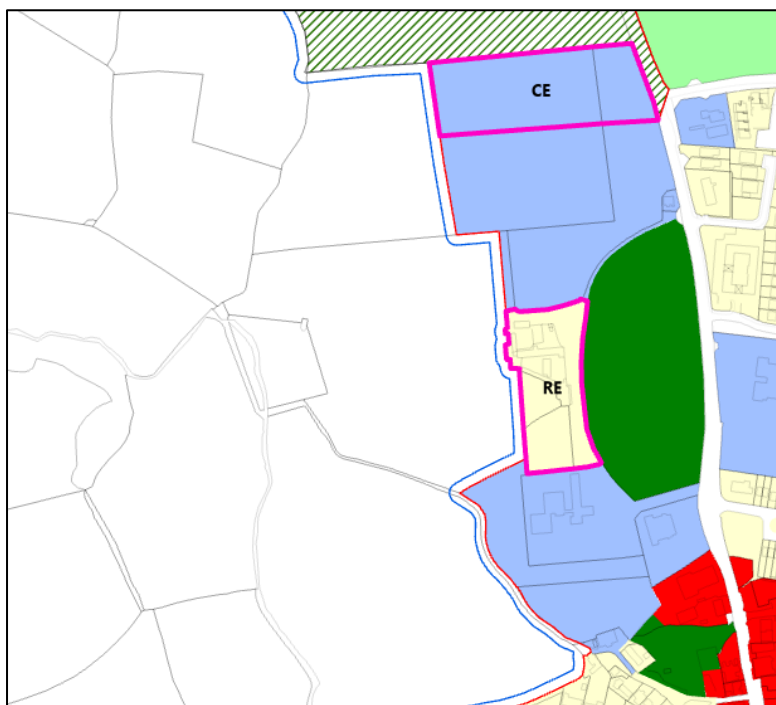
Amend **MAP NO. 1 LAND USE ZONING** at **Darraghville North** as follows:

Amend zoning of land at Kilcoole measuring c. 1.5ha from AG 'Agriculture' to CE 'Community and Education', and c. 1.0ha of land from CE 'Community and Education' to RE 'Existing Residential'.

Change from:



Change to:



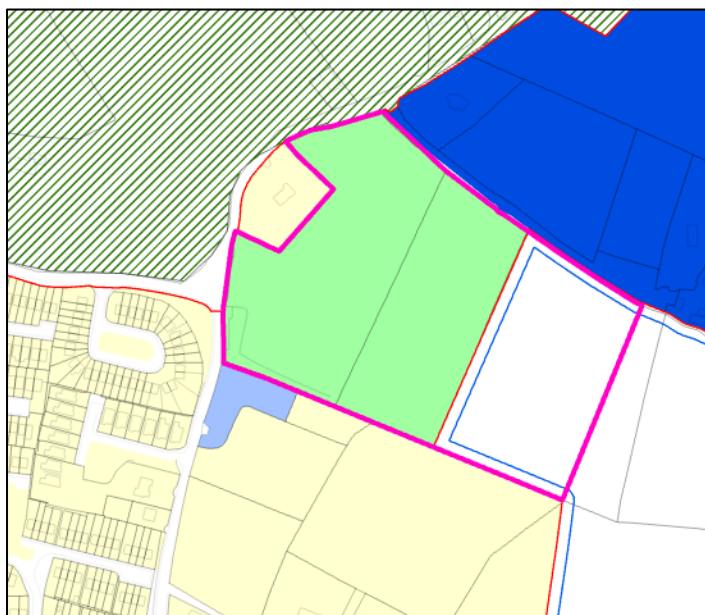
Proposed Material Alteration No. 24

Amend **MAP NO. 1 LAND USE ZONING** and add new Specific Local Objective: **SLO 10 – LOTT LANE** and boundary as follows:

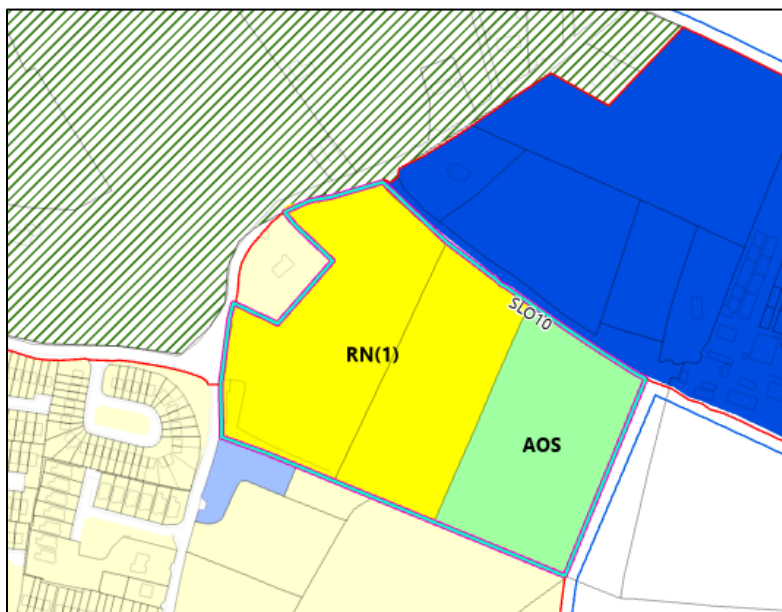
Amend zoning of land at Ballydonarea measuring c. 6.6ha

- From AOS 'Active Open Space' (c. 4.4ha) and unzoned outside the LPF boundary (c. 2.2ha)
- To RN1 'New Residential – Priority 1' (c. 4.4ha) and AOS 'Active Open Space' (c. 2.2ha).

Change from:



Change to:



Add new text for SLO10 as follows:

SLO 10 – Lott Lane

This SLO is located in the townland of Ballydonarea and measures c. 6.6ha. This SLO is comprised of:

- c. 4.4ha zoned 'RN1 New Residential – Priority 1'.
- c. 2.2ha zoned AOS 'Active Open Space'.

Any development proposal shall comply with the County Development Plan, this Local Planning Framework and the following:

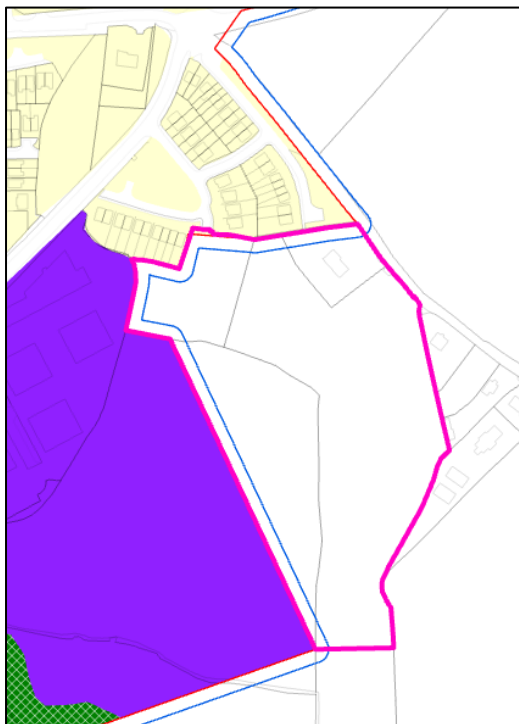
- Vehicular Access to this SLO shall be via Lott Lane. A link street should be provided to allow access to AOS lands within the SLO for vehicular traffic, without the need to traverse residential local streets.
- Development should allow for pedestrian and cyclist only access from the Lott Lane housing development to the immediate south, to allow for ease of access to Active Open Space facilities within the SLO.
- Any new residential development proposals for the RN1 lands shall be accompanied by proposals for the concurrent development of community sports facility on lands zoned AOS measuring not less than 2.2ha, of a design and layout and including such facilities and support buildings to be agreed with the Planning Authority, but which shall include at a minimum:
 - Fully equipped playing pitches of a layout to be agreed with the Planning Authority.
 - A clubhouse/changing facility.
 - Adequate lighting and drainage to serve the facility.
- No dwelling units that may be permitted on foot of the RN1 zoning may be occupied until this community sports facility is fully developed suitable for community sports use (including necessary buildings/structures, layout, drainage, surfacing, lighting, access and car parking) and is available for community use.

Proposed Material Alteration No. 25

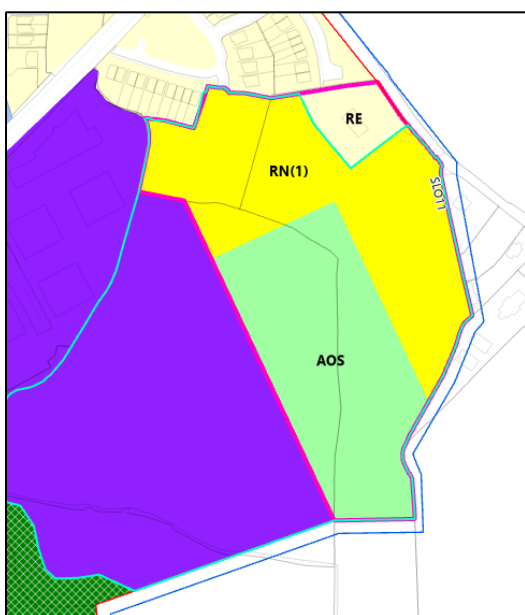
Amend **MAP NO. 1 LAND USE ZONING** and add new Specific Local Objective: **SLO 11 – BALLYCRONE** and boundary as follows:

Amend zoning of land at Ballycrone measuring c. 4.6ha from unzoned outside the settlement/LPF boundary to RE 'Existing Residential' (c. 0.3ha), RN1 'New Residential – Priority 1' (c. 2.3ha) and AOS 'Active Open Space' (c. 2ha).

Change from:



Change to:



Add new text for SLO11 as follows:

SLO 11 – Ballycrone

This SLO is located in the townland of Ballycrone and measures c. 8.5ha. This SLO is comprised of:

- c. 2.3ha zoned RN1 'New Residential – Priority 1'.
- c. 2ha zoned AOS 'Active Open Space'.
- c. 4.2ha zoned E 'Employment'.

Any development proposal shall comply with the County Development Plan, this Local Planning Framework and the following:

- Vehicular Access to the AOS 'Active Open Space' lands shall be via employment lands to the west. Vehicular access to these AOS 'Active Open Space' lands shall strictly not be via residential zones. Design measures shall be integrated in the development of RN1 'New Residential – Priority 1' lands to ensure no access, including drop offs or temporary parking, for the AOS lands. Any access via Sherlock's Lane shall be for pedestrians/cyclists only and development shall maintain the rural character of the lane.
- Any new residential development proposals for the RN1 lands shall be accompanied by proposals for the concurrent development of community sports facility on lands zoned AOS measuring not less than 2ha, of a design and layout and including such facilities and support buildings to be agreed with the Planning Authority, but which shall include at a minimum:
 - 1 No. dog park of at least 0.2ha,
 - 1 No. full-size Gaelic football pitch,
 - 2 No. fully equipped full size outdoor Basketball Courts of porous asphalt surface (28m x 15m).
 - 2 No. fully equipped 3v3 outdoor Basketball Courts of porous asphalt surface (15m x 11m).
 - 1 No. building suitable for use by a boxing club.

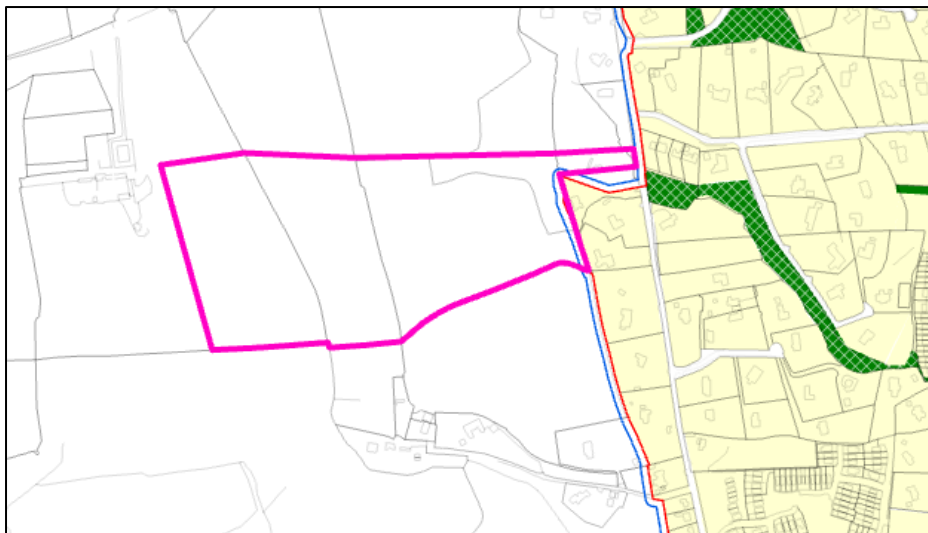
No dwelling units that may be permitted on foot of the RN1 zoning may be occupied until this community sports facility is fully developed suitable for community sports use (including necessary buildings/structures, layout, drainage, surfacing, lighting, access and car parking) and is available for community use.

Proposed Material Alteration No. 26

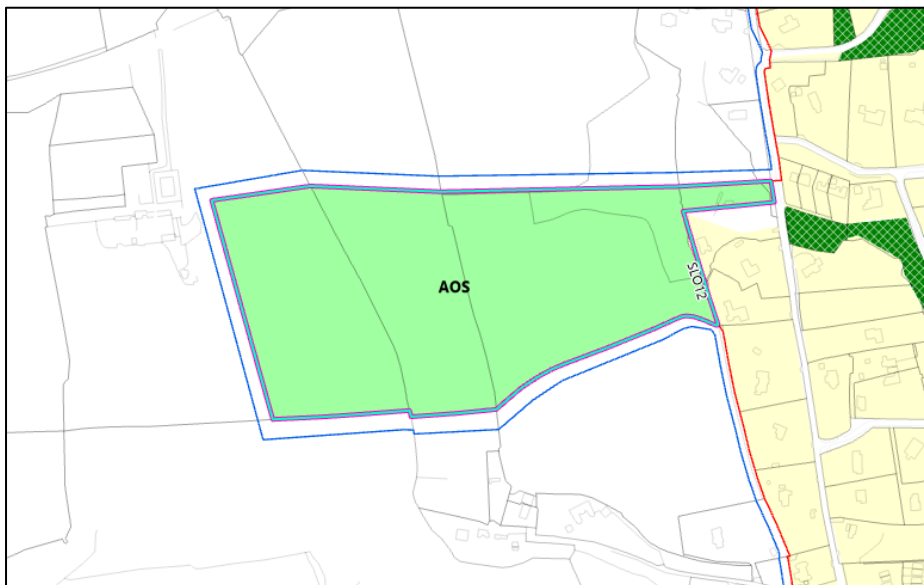
Amend **MAP NO. 1 LAND USE ZONING** and add new Specific Local Objective: **SLO 12 – BELLEVUE HILL** and boundary as follows:

Amend zoning of lands at Bellevue Demesne measuring c. 12.5ha from unzoned/outside the LPF boundary to AOS 'Active Open Space'.

Change from:



Change to:



Add new text for SLO12 as follows:

SLO 12 – Bellevue Hill

This SLO is located in the townland of Bellevue Demesne and comprises c. 12.5ha zoned AOS 'Active Open Space'.

Any development proposal shall comply with the County Development Plan, this Local Planning Framework and the following:

- Any development for AOS 'Active Open Space' uses on these lands must include a surfaced walking/running looped trail around the periphery of the lands, which should be open to the public at all times.
- Development on these lands should include adequate landscaping and tree screening to preserve landscape amenity and the rural character of the immediately surrounding area.
- Insofar as is possible, existing hedgerows and wooded areas should be maintained in the development of this area, with minimal breaks to allow access through hedgerows.
- At the entrance to the lands, a crossing point for pedestrians/cyclists shall be provided as part of the development to connect to the footpath on the eastern side of Bellevue Hill.

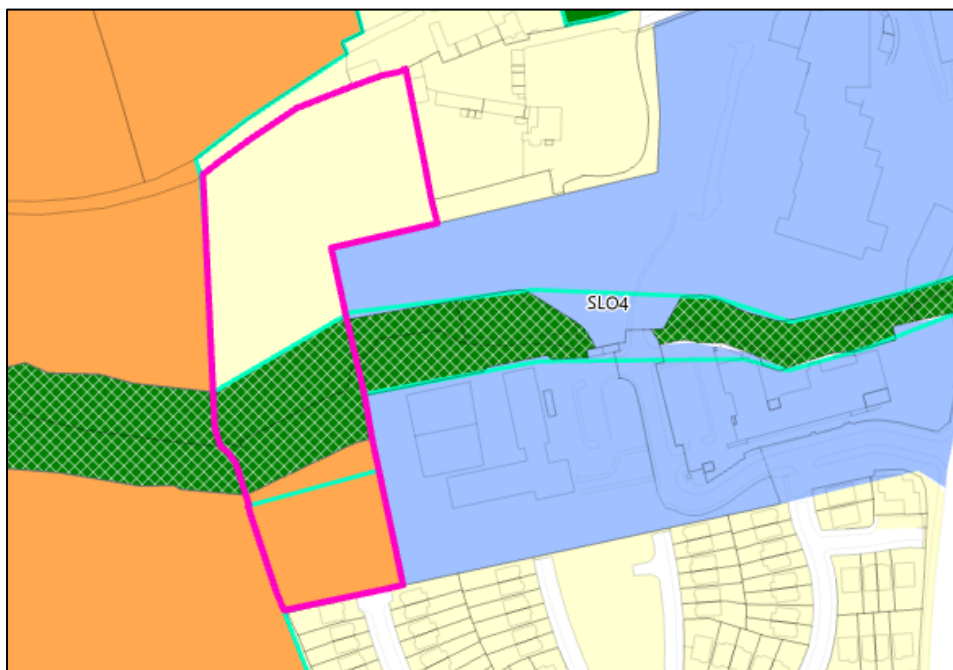
No use of these lands may commence until the footpath on the eastern side of Bellevue Hill is completed as far as Delgany Village.

Proposed Material Alteration No. 27

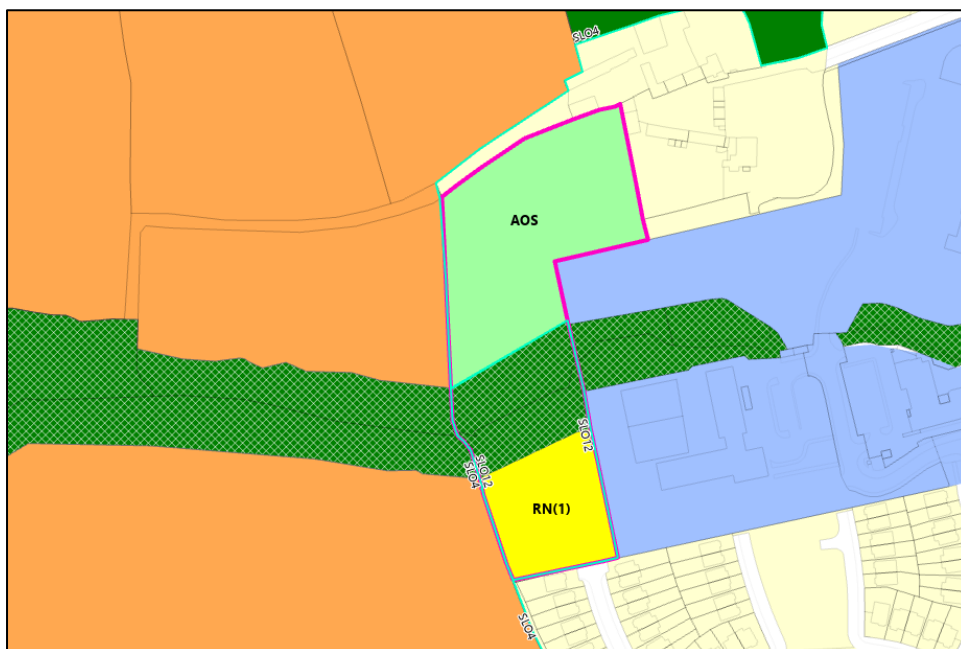
Amend **MAP NO. 1 LAND USE ZONING** and add new Specific Local Objective: **SLO 13 – COOLAGAD EAST** and boundary as follows:

Amend zoning of lands at Coolagad from RE 'Existing Residential' (c. 0.9ha) and RN2 'New Residential – Priority 2' (c. 0.4ha), to AOS 'Active Open Space' (c. 0.9ha) and RN1 'New Residential – Priority 1' (c. 0.4ha).

Change from:



Change to:



Add new text for SLO13 as follows:

SLO 13 – Coolagad East

This SLO is located in the townland of Coolagad and measures c. 0.8ha. This SLO is comprised of:

- c. 0.4ha zoned RN1 'New Residential – Priority 1'.
- c. 0.4ha zoned OS2 'Natural Areas'.

Any development proposal shall comply with the County Development Plan, this Local Planning Framework and the following:

- Vehicular Access to this SLO shall be via Waverly Avenue.
- Access for pedestrians and cyclists **only** shall be provided through the RN1 lands into SLO4 Coolagad.
- A Mixed Use Games Area (MUGA) of c. 600sqm shall be delivered on lands zoned RN1 'New Residential – Priority 1' as part of the development of these lands. No dwelling units that may be permitted on foot of the RN1 zoning may be occupied until this MUGA is fully developed and available for public use.

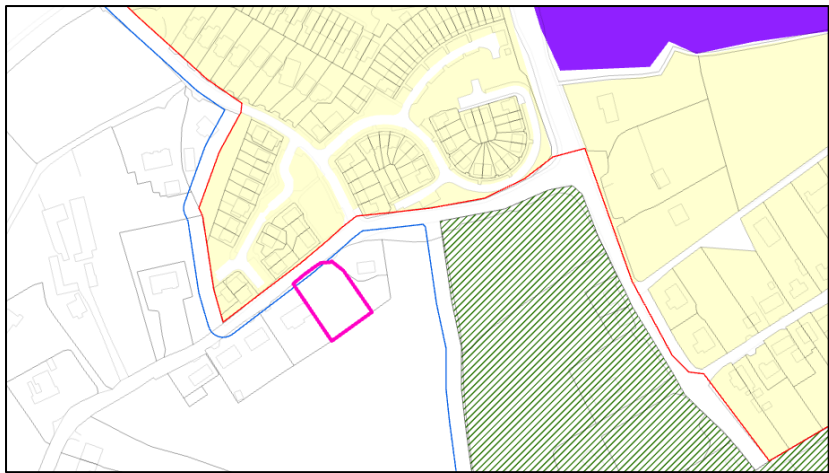
MAPS & APPENDICES

Proposed Material Alteration No. 28

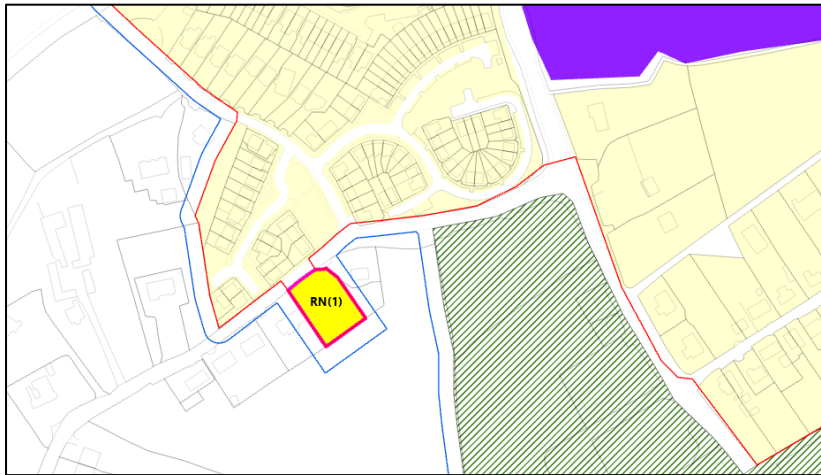
Amend **MAP NO. 1 LAND USE ZONING** land at Priestsnewtown

Amend zoning of land at Priestsnewtown measuring c. 0.14ha from unzoned outside the settlement/LPF boundary to RN1 'New Residential – Priority 1' (c. 0.14ha).

Change from:



Change to:

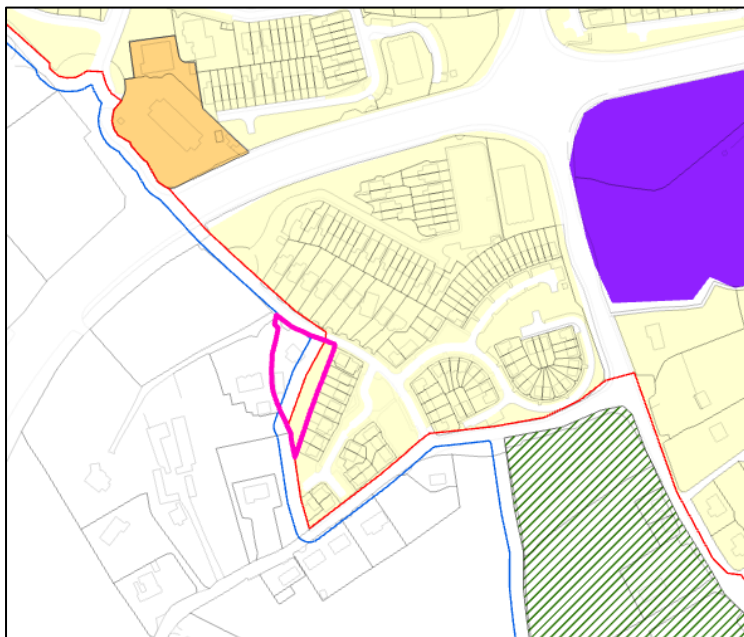


Proposed Material Alteration No. 29

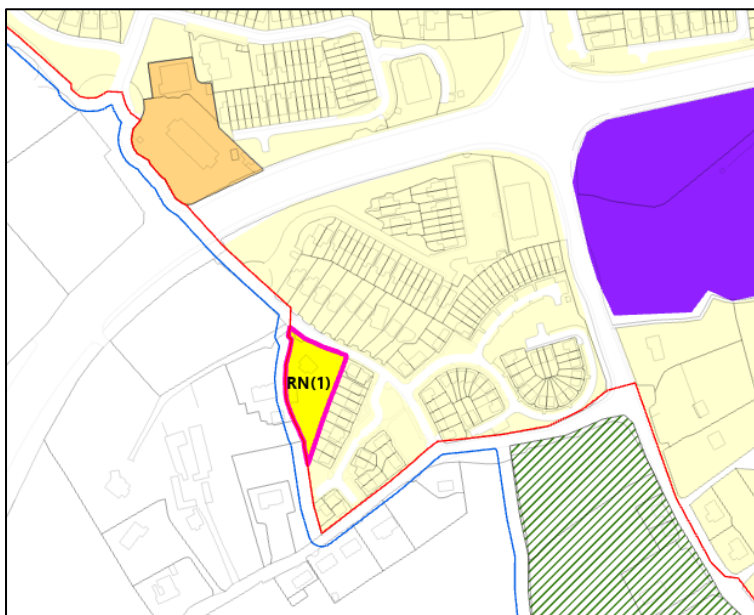
Amend **MAP NO. 1 LAND USE ZONING** land at Farrankelly

Amend zoning of land at Farrankelly measuring c. 0.24ha from partially unzoned outside the settlement/LPF boundary and partially RE 'Existing Residential', to RN1 'New Residential – Priority 1'.

Change from:



Change to:

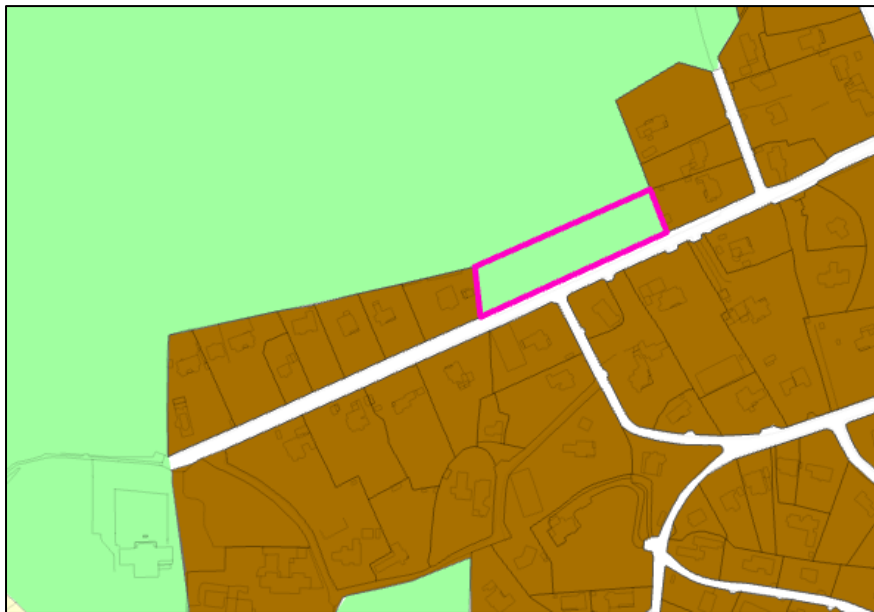


Proposed Material Alteration No. 30

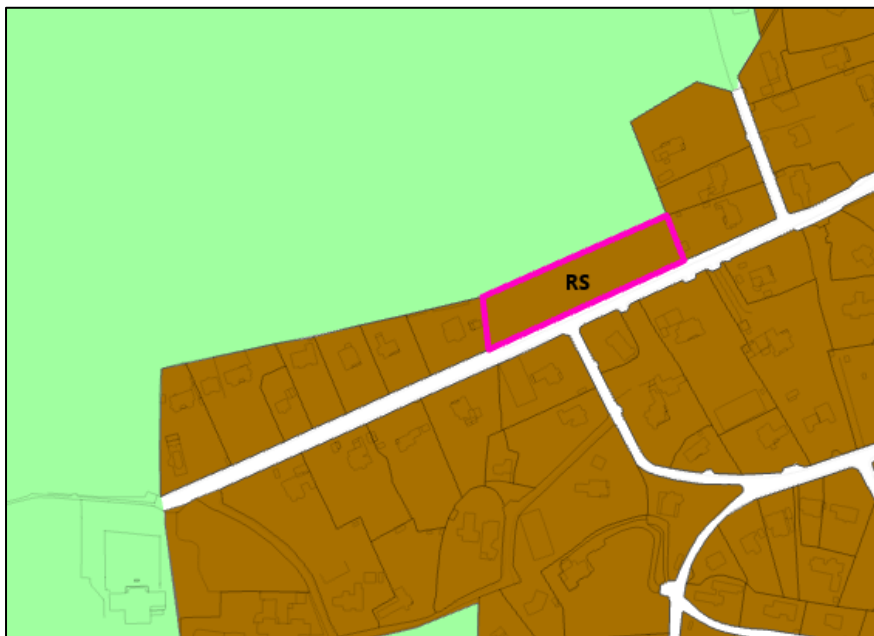
Amend **MAP NO. 1 LAND USE ZONING** land at Greystones Golf Club

Amend zoning of land at Killincarrig measuring c. 0.5ha from AOS 'Active Open Space' to RS 'Special Residential'.

Change from:



Change to:

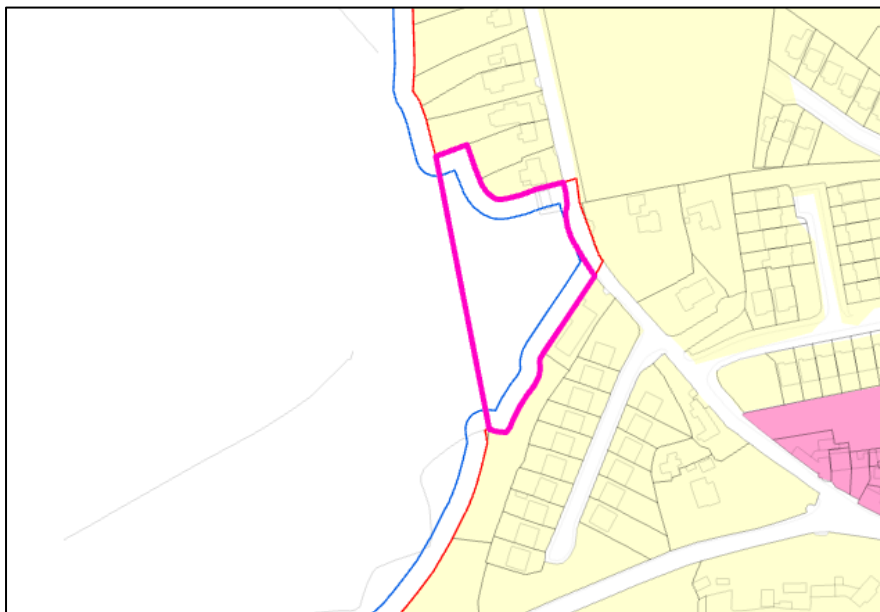


Proposed Material Alteration No. 31

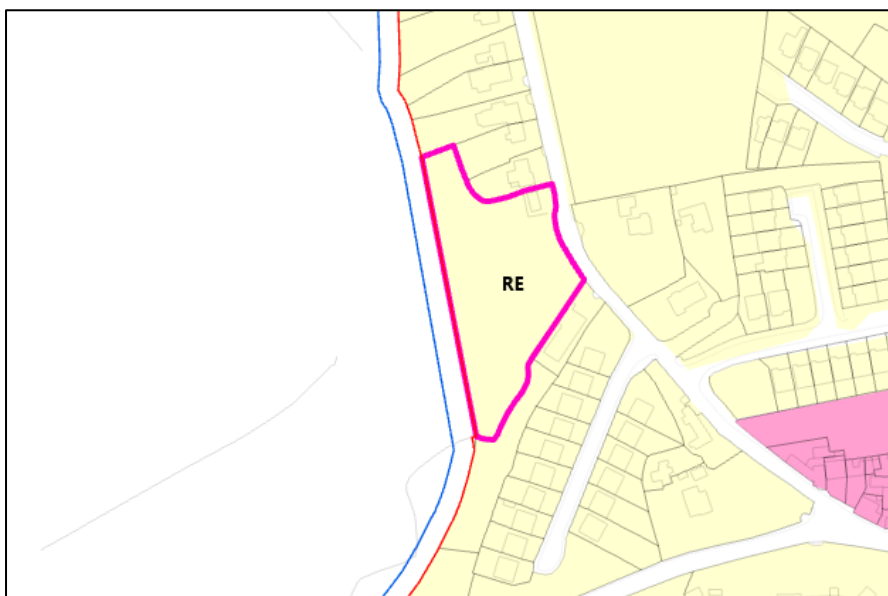
Amend **MAP NO. 1 LAND USE ZONING** land at Delgany Golf Club

Amend zoning of land at Bellevue Demesne measuring c. 0.6ha from unzoned/outside the LPF boundary to RE 'Existing Residential'.

Change from:



Change to:

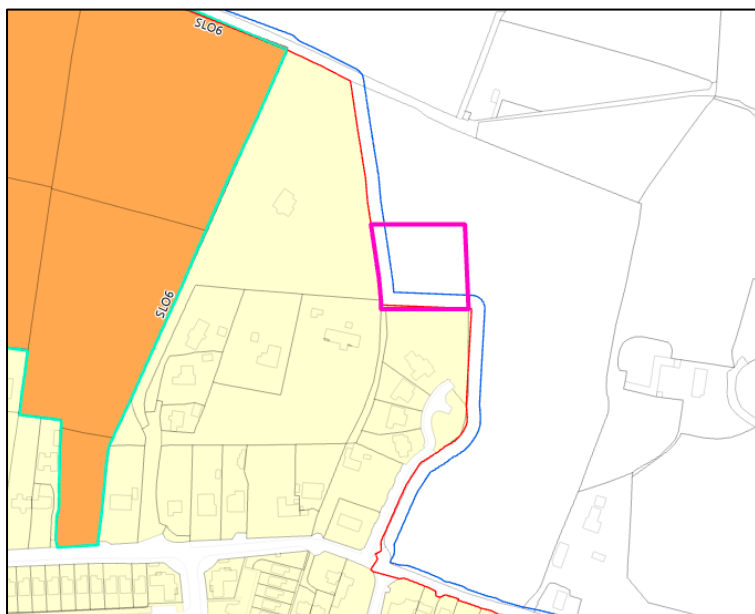


Proposed Material Alteration No. 32

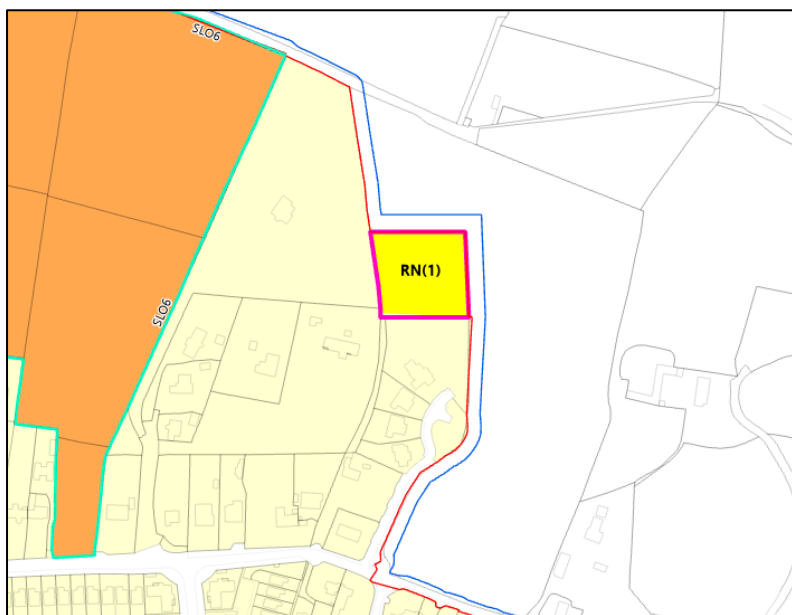
Amend **MAP NO. 1 LAND USE ZONING** land at The Laurels, Kilcoole

Amend zoning of lands at Sea Road measuring c. 0.42ha from unzoned/outside the LPF boundary to New Residential – Priority 1 (RN 1).

Change from:



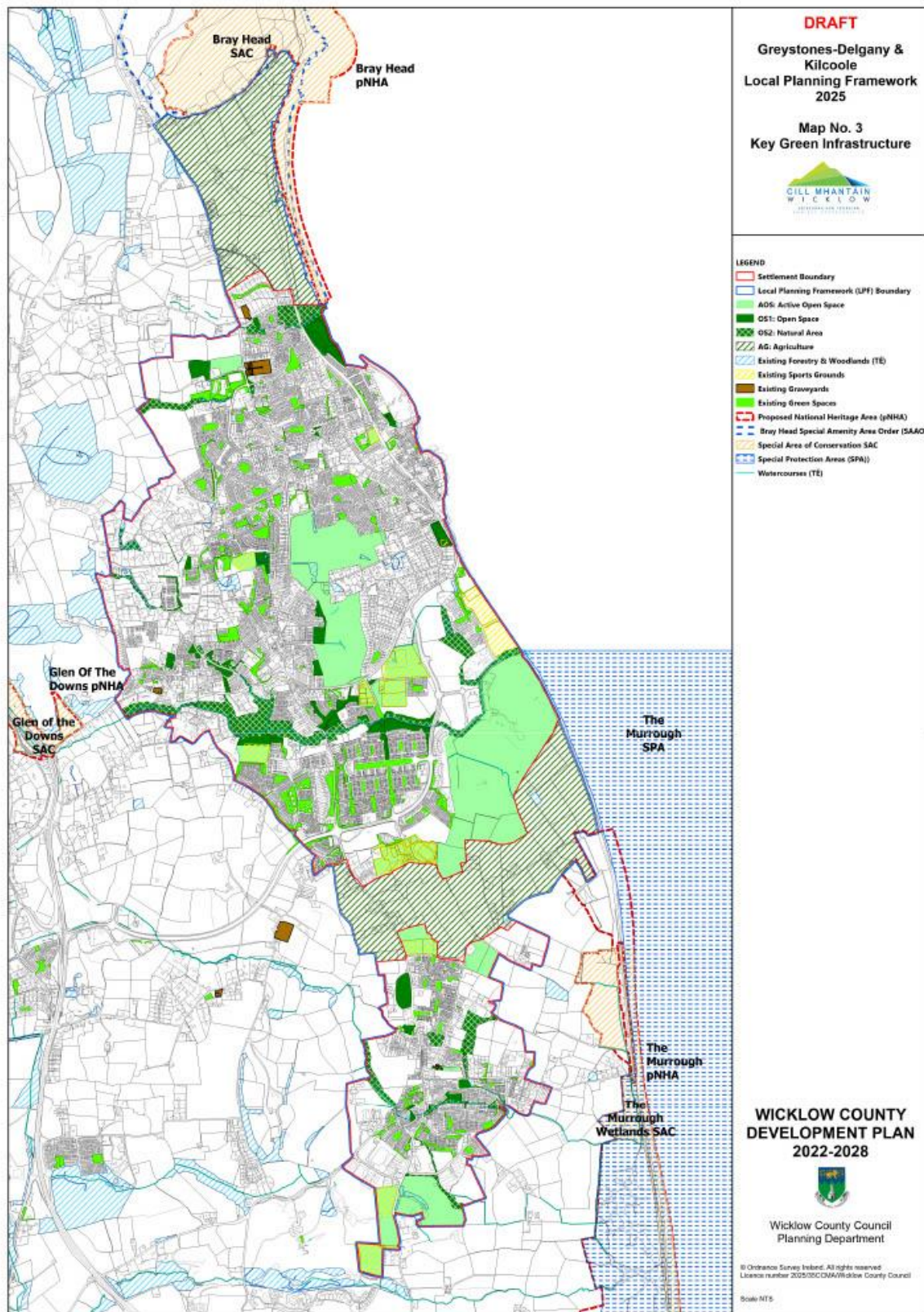
Change to:



Proposed Material Alteration No. 33

Amend **MAP NO. 3 KEY GREEN INFRASTRUCTURE** to add amenity routes listed in Objective GDK55

Change from:



The map displays the Bray Urban Area with various land use designations. Key features include:

- Bray Head SAC** (Special Area of Conservation) and **Bray Head pNHA** (Protein-Nutrient Hotspot Area) in the north.
- Blen Of The Downs pNHA** (Protein-Nutrient Hotspot Area) in the west.
- The Murrrough SPA** (Special Protection Area) in the east.
- The Murrrough pNHA** (Protein-Nutrient Hotspot Area) in the south.
- The Murrrough Wetlands SAC** (Special Area of Conservation) in the south.

The map shows a mix of urban development, green spaces, and water bodies. The urban area is characterized by a dense network of roads and buildings. Green spaces are shown in various shades of green, and water bodies are shown in blue. The map also includes a legend and a scale bar.

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 Settlement Boundary (as proposed to be altered)
 Local Planning Framework (LFP) Boundary (as proposed to be altered)
 AOS: Active Open Space
 OS: Open Space
 OS2: Natural Area
 AG: Agriculture
 Existing Forestry & Woodlands (TF)
 Existing Sports Grounds
 Existing Graveyards
 Existing Green Spaces
 Proposed National Heritage Area (pNHA)
 Gray Head Special Activity Area Order (SAAO)
 Special Area of Conservation SAC
 Special Protection Areas (SPA)
 Watercourses (TF)
 Accessory Routes as per Objective G0555 (Proposed Material Alteration 3)

Scale NTSI

APPENDIX 3: STRATEGIC FLOOD RISK ASSESSMENT

Proposed Material Alteration No. 34

Update **APPENDIX 3: STRATEGIC FLOOD RISK ASSESSMENT** as follows:

Update the Strategic Flood Risk Assessment and associated flood maps to consider the National CFRAM coastal dataset.

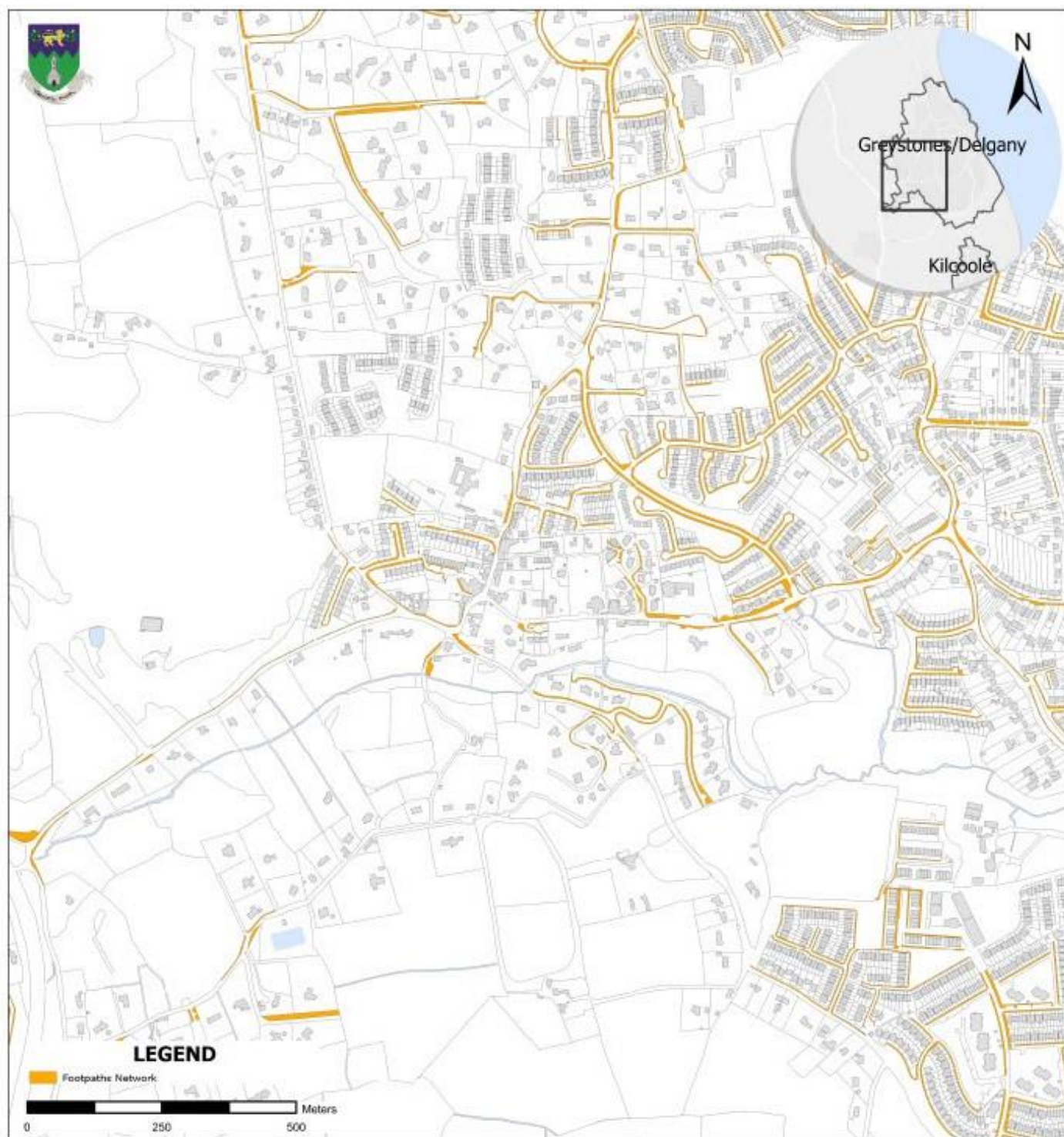
See accompanying **Addendum I.2, Strategic Flood Risk Assessment** and associated flood maps

APPENDIX 6: INFRASTRUCTURE ASSESSMENT AND IMPLEMENTATION PROGRAMME

Proposed Material Alteration No. 35

Update **APPENDIX 6: INFRASTRUCTURE ASSESSMENT AND IMPLEMENTATION PROGRAMME** to include additional Delgany Footpaths map as follows:

Include map:



Proposed Material Alteration No. 36

Update **APPENDIX 6: INFRASTRUCTURE ASSESSMENT AND IMPLEMENTATION PROGRAMME** to amend **Implementation & Infrastructure Delivery Schedule Table** as follows:

Implementation & Infrastructure Delivery Schedule Table

Infrastructure	Delivery Schedule	Funding
TRANSPORT		
Delgany Village Accessibility Scheme (Convent Road Phase)	Medium term	State, WCC
Chapel Road Pedestrian and Cyclist Infrastructure Improvement Scheme	Immediate	State, WCC
Alternative route to the east of Kilcoole to 'by-pass' the core town centre	Ongoing	Developer, State, WCC
Pedestrian and cycling infrastructure from Kilcoole Main Street to Kilcoole train station	Medium term	State, WCC
Pedestrian and cycling infrastructure from Kilcoole to Charlesland	Medium term Short term	Developer, State, WCC
Pedestrian and cycling infrastructure from Kilcoole to Newtownmountkennedy	Medium term	State, WCC
Pedestrian infrastructure along the full length of Priory Road from Eden Gate to Delgany	Short term	State, WCC
Pedestrian infrastructure from Delgany to Kindlestown Woods	Immediate	State, WCC
Pedestrian and cycling safety improvements on the Charlesland dual carriageway from Kilcoole Road to Mill Road (part of Pathfinder Programme)	Immediate	State, WCC
Pedestrian and cycling safety improvements from Killincarrig crossroads to Greystones station (part of Pathfinder Programme)	Immediate	State, WCC
Pedestrian and cycling safety improvements from Greystones station to the harbour via Church Road and Victoria Road (part of Pathfinder Programme)	Immediate	State, WCC
Pedestrian and cycling safety improvements along Church Lane	Medium term	State, WCC
Pedestrian and cycling infrastructure from Church Road to the harbour via La Touche Place and Trafalgar Road, including the potential development of a new foot/cycle bridge over the railway line	Medium term	State, WCC
Pedestrian and cycling infrastructure along the Kilcoole Road from Killincarrig crossroads to Knockroe roundabout	Short term	State, WCC
Pedestrian and cycling infrastructure from Charlesland Wood to Mill Road via Burnaby Lawns including a new bridge across the Three Trout's River (part of Pathfinder Programme)	Immediate	State, WCC
Pedestrian, cycling and road layout improvements in Castle Villas, Carrig Villas and New Road in Killincarrig in order to create a 'homezone' environment	Medium term	State, WCC
Pedestrian and cycling improvements, including potential full pedestrianisation, of Killincarrick Road along Burnaby Park from the Church Road junction to the Burnaby Road junction	Long term	State, WCC
Pedestrian and cycling infrastructure from Prettybush Corner to Kilquade	Medium term	State, WCC
Pedestrian and cycling infrastructure from R761 to Chapel Road via Applewood Heights	Medium term	State, WCC
To cooperate with NTA, Iarnród Éireann and other relevant transport planning bodies in the delivery of a high quality, integrated and accessible transport system in the LPF area. In particular to support and facilitate the following schemes / programmes: a) The improvement of mainline train and DART services b) The improvement of existing and provision of new bus services within the LPF area and linking the LPF area to the wider County and to Dublin	Ongoing	State, WCC

Proposed Material Alteration No. 37

Update **APPENDIX 6: INFRASTRUCTURE ASSESSMENT AND IMPLEMENTATION PROGRAMME** to amend **INFRASTRUCTURE ASSESSMENT AND REQUIREMENTS FOR KEY DEVELOPMENT AREAS (IDENTIFIED AS SLOs)** as follows:

Infrastructure assessment and requirements for key development areas (identified as SLOs)

Site ID	Current servicing status				Additional infrastructure needs to support full development of site
	Water Supply	Wastewater Infrastructure	Surface Water Infrastructure	Roads & Transportation	
SLO1: Mill Road – South Beach	1	1	1	1	N/A
SLO2: Mill Road	1	1	1	1	N/A
SLO3: Charlesland	1	1	1	1	N/A
SLO4: Coolagad	1 2	1 2	2	1	Surface Water - Surface Water Management Plan required – Developer + WCC Wastewater and water supply main upgrades downstream - Developer + UE Sports / Amenity Park – Developer Community facilities – Developer +WCC
SLO5: Bullford	1	1	1	1	Sports / Amenity Park – Developer Community facilities (childcare) – Developer Additional community facilities – Developer +WCC
SLO6: Ballydonarea	1 2	2	1	1	Wastewater Services - Drainage Area Plan required – Developer + WCC + UE Watermain upgrades - Developer + UE Amenity Park – Developer Community facilities (childcare) – Developer Additional community facilities – Developer +WCC
SLO7 : Three Trouts	1	1	1	1	Amenity Park – Developer

1 = serviced, 2 = serviceable, 3 = unserved