



30 January 2024

Wicklow County Council  
Planning Section  
County Buildings  
WICKLOW

Wicklow County Council Planning Section:

### **Greystones-Delgany & Kilcoole Local Area Plan 2024**

Thank you for the opportunity of submitting an observation to the Greystones-Delgany & Kilcoole Local Area Plan 2024.

Below is my submission.

I would be very grateful for an acknowledgement of receipt of this submission.

#### **Housing Estate Layouts and Requirements**

- I suggest that the entrance to housing estates be enhanced.  
Entrance road to be wider than the other roads in the estate.  
Placename sign of the estate to be attractive and visible.  
At the moment, most estate entrances are just another side road.

I realise that there are national road recommendations.

However, narrow estate entrance roads are neither attractive nor functional.

- Estates to be no more than 200 units each, to maintain community cohesion and spirit.  
Residents associations are more easily established and are more stable.
- Sufficient car parking to be provided, at least two spaces for each unit.  
Even with the aim of car use reduction, two spaces are needed.  
Insufficient car parking space allocation only creates on street congestion.  
It certainly does not eliminate car use.
- Provision of green areas that are smaller and more convenient to each unit.  
Children need outdoor communal playing space easily observed by parents.  
Big overdeveloped green spaces are not easily accessed or suitable for children.
- Housing estates should include a wide range of house types of varying sizes.  
Not just the same house simply repeated throughout the development.

Housing that is suitable for all age groups, especially for older people.

Wicklow County Council is making good progress on this issue, but more is needed.

- Housing requirements come very quickly.  
I came to Greystones in [REDACTED] needed one house.  
Now, if my children have only two children each, my family will need 13 houses !!
- With computer technology as good as it is now, 3D images are essential for planning. Individual planning applications in two dimension on paper can appear attractive. However, in 3D and shown in relation to abutting properties, things look differently. 3D images showing a planning application in relation to its neighbours are essential.
- The number of one bedroom apartments being built should be the bare minimum. They are almost useless.

One bedroom apartments have no provision for visitor accommodation.  
This is crucial when the resident, especially an older resident, needs special care.  
One bedroom apartments have no provision for children and family members to visit.

### **Pedestrian Accesses**

- I suggest planning be put in place for future off street pedestrian accesses. In other words, we should be creating our own new “Mass paths”. Greystones and District had a wide range of “Mass paths”. These paths were not on the road, the routes followed the countryside to destinations. They were extraordinarily effective.

We are creating pedestrian routes along main roads.  
We should be future planning housing estates to include potential pedestrian access. If an estate is planned beside a field, the design should include future possible access. When the field is then developed, it will be easy to have foot passage between the two.

In one of the Wicklow County Development Plans, I had the following included:  
“Pedestrian accesses should be open, well lit and capable of being easily monitored.”

### **Boundaries for Greystones Village**

- Boundaries should be set for Greystones Village.  
How far north and how far south should be considered Town Centre ??  
Blacklion is an established centre to the north.

Charlesland is an established centre to the south.  
Should Charlesland be the southern boundary ??  
This not an easy task, but we must not allow out of town development.  
Development that would diminish the heart of Greystones.

### **Biodiversity Protection**

- Before building a new development, a biodiversity study should be made. The new development should be planned around what should be kept. Not the other way around where all the land is mercilessly cleared and scraped bare.

We must avoid a repeat of the land clearance behind Éire Óg Greystones GAA.  
The same land bordered by Burnaby Mill and the main Charlesland road.

### **Provision of Health Centre**

- Greystones urgently needs a Health Centre.  
Land for a Health Centre should be identified in the LAP.

### **Provision for a Hotel**

- Greystones urgently needs a hotel, too.  
There is nowhere for visitors to stay and Greystones is losing tourist income.  
I am fully aware of a need for a hotel due to my work with Holyhead Twinning.

### **Older People's Needs**

- I am a Member of the Wicklow County Council Older People's Council Executive.  
I am also a Member of the Wicklow Public Participation Network.  
Both groups work on behalf of older people, older, not old !!

Over 27% of the people in County Wicklow fall into this category.  
These numbers will increase over the next years.  
Their needs must be accommodated in the new LAP.

Access is a big problem, wheelchair and car.  
Also, suitable housing for those who wish to leave a larger home.  
The aim of Age Friendly Ireland is to keep people in their homes.  
Good planning is part of making that happen.

### **Education and School Planning Needs**

- Wicklow County Council should push for Department of Education to be more active.  
No child should be anxious about a school place.

For primary schools, we have four years notice that places are needed.  
For secondary schools, we can see the children coming up through the system.  
Land should be set aside for schools.  
The Department of Education has statistics for the numbers of school places needed.

### **Support for Businesses**

- Businesses are the heart of our community.  
They provide employment, places for people to meet, goods to be provided.  
Local businesses mean a saving on travel costs for shopping.  
They are environmentally friendly.  
Every effort should be made to make Greystones-Delgany & Kilcoole business friendly.

### **Long Term Planning**

- I realise that development plans are made for only the following few years.  
There should be some provision for more long term planning, 25 to 50 years ahead.  
This would help to avoid the piecemeal approach to planning that we now have.

Thank you very much for your help and attention.  
Sending you best wishes for now.

*Kathleen*

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**Kathleen Kelleher,** 