

	<h1>Greystones-Delgany &amp; Kilcoole LPF Variation No.4</h1>
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## Local Planning Framework PART A Strategy

- A.2 County Development Plan strategy for Greystones – Delgany & Kilcoole

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## **Draft Greystones/Delgany & Kilcoole Local Planning Framework 2025**

Firstly, special thanks to all who helped with the Public Presentation at Greystones MD on 4 June 2025.

The presentation was very well done and I know a lot of hard work went into its preparation.

Here are a few comments.

I fully realise that some of the comments are outside the remit of this particular scheme.

But perhaps they could be kept for future planning purposes.

### **Zoning RN2 on the R761**

This is quite a large amount of land to be zoned and I expect much housing will be built.

Has consideration been given to the R761 road capacity ??

Or has the Roads Department been notified ??

This might be a good opportunity to seriously consider another link to the N!!.

Also, does the Department of Education need to be notified to allow for sufficient school places ??

### **Age Friendly Housing**

I am a Member of the WCC Housing SPC.

I am aware that WCC has some excellent house plans for Age Friendly Housing.

Could we begin to see more dedicated Age Friendly Housing ??

Either special AFH estates or special areas within ordinary estates.

There is a huge cohort of older people living in the area in houses that are too large for their needs.

This is a very common complaint from older people. Aren't they lucky to have such a complaint !!

However, there is nowhere for them to go !!

Apartments are too small with no storage, no gardens, no dual aspect.

Older people need housing with no stairs and easy, possibly wheelchair, access.

Most older people in the district want to stay in the area and need special planning in order to do so.

### **Green Spaces in Housing Estates**

Could housing estates please be designed around green areas where children can play under supervision.

We do not need rows of houses with the mandated green space far away and out of sight.

I understand that density might suffer a little, but life would be so much more enjoyable for families.

This would allow children a better opportunity to play outside, stay healthy and develop resilience.

### **Pedestrian Accesses/Pathways/Modern "Mass Paths"**

When housing estates are being designed adjacent to undeveloped fields,

could potential future pedestrian connections between estates be considered.

Planning could allow for pedestrian paths and cycle lanes to be connected from one estate to another.

There should be no need for paths and lanes to follow roads and get caught up with traffic.

These would be the modern equivalent of the old "Mass paths" used by generations of Greystones people.

It would be interesting to have a look at these old paths, many of them now closed.

They were an efficient way for people on higher ground to access the churches and Greystones village.

The old "Mass paths" were safe and efficient pedestrian routes.

Some years ago, when I was a County Councillor, I proposed for the County Development Plan: "Pedestrian accesses should be open, well lit and capable of being easily monitored."

A good example of housing estate connections:

Redford Park/Rise/Close/Court, St. Crispin's, La Touche Park, Rathdown Park.

These estates have excellent footfall connections and are a safe walking route to St. Kevin's NS on Rathdown Road.

The pedestrian access between Rathdown Park and La Touche Park is a good access example. Not narrow laneway with high walls, it is well lit and open.

Alitidore Gardens in Newtownmountkennedy is another good example.

Plenty of well planned pedestrian paths and cycle lanes and access to green space.

### **Parking**

Housing estates need sufficient parking, with two parking spaces per residential unit.

Yes, we should all be walking and cycling more, but that is very difficult in the Greystones area.

We have to accept that cars are necessary.

Lack of sufficient parking only creates problems for residents and unpleasant congestion.

Narrow roads in estates do not allow for on road parking, causing problems for visitors and deliveries.

### **Estate Entrance Roads**

Estate entrance roads should be the width of three cars.

I know this probably goes against national guidelines.

But a well developed entrance road, with a well marked name plate, is aesthetically pleasing.

And gives an estate a sense of place.

As opposed to narrow entrance roads that hardly indicate that an estate is even there.

### **Long Term Planning**

Our planning is too short term, five or six years.

We need to be looking ahead at least 30 years.

We know that the children who are now school going age will be looking for housing in 20 years time.

I don't know how this long term planning can be put into effect.

### **Kilcoole Link**

The off road green link to Kilcoole is an excellent idea, just what is needed.

Well done for its planning option !!

I very much hope the green link will proceed.

Thank you very much for your time and attention.

Best wishes for now, Kathleen

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