



# Greystones-Delgany & Kilcoole Local Area Plan Submission - Report

Who are you:	Agent
Name:	The Wilson Family & [REDACTED]
[REDACTED]	[REDACTED]
Reference:	GDKLAP-122710
Submission Made	January 31, 2024 12:29 PM

### Topic

Infrastructure - Sustainable Movement - Transportation

### Submission

WCC are requested to retain the Western Relief Road Objective for Kilcoole. See submission attached.

### File

Greystones Delgany Kilcoole LAP Pre Daft Consultation Submission 31.01.24.pdf,  
0.61MB

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

31/01/2024

**Re: SUBMISSION IN RESPECT OF PRE-DRAFT GREYSTONES-DELGANY & KILCOOLE LAP, 2024 – ON BEHALF OF THE WILSON FAMILY & PAULA HANAPHY.**

Dear Sir/Madam,

We have been instructed by our clients: (1) The Wilson Family, Bullford Farm, Kilcoole, and (2) Paula Hanaphy, Darraghville, Kilcoole, to prepare the following submission in respect of the Pre-Draft Stage for the new Greystones-Delgany and Kilcoole LAP.

## **1.0 PURPOSE OF SUBMISSION**

The purpose of this submission is to request that the western by-pass of Kilcoole, as designated in the previous *Greystones – Delgany and Kilcoole Local Area Plan 2013-2019*, be retained and included again as a roads objective in the forthcoming LAP.

Specifically it is requested that a Roads Objective (with associated map objective) be included in the next LAP that states the following:

*“To provide for the development of a western by-pass for Kilcoole from the Woodstock Road (L-1048) in the south to the R761 north of the Holy Faith Convent lands.*

*Delivery of the western by-pass shall be delivered in tandem with the development of adjoining employment, community/education and residential lands west of the town.*

## **2.0 OWNERSHIP**

Our clients’ lands comprise two separate landholdings west of Kilcoole town centre.

1. The Wilson Family lands extend to c.55ha (c.136) located in the townland of Bullford to the west and southwest of Kilcoole.

c.7.5ha of the landholding is adjacent the existing Bullford Business Campus and is zoned "E: Employment" in the previous LAP.

2. Paula Hanaphy lands are located to the north and north-west of Kilcoole town centre and extends to c.20ha. Zonings on the land under the previous LAP included "*CE: community & Education*", "*OS: Open Space*" and "*SLB: Strategic Land Bank*".

There are a number of extant permissions on the lands including the following:

**Ref. 21/469:** A 2 storey Adult Day and Administration Centre for St. Catherine's Association. Including new Access Road (to Western By-Pass) from R761. Permission granted (following 3<sup>rd</sup> Party Appeal) on 22<sup>nd</sup> June 2022.

**Ref. 22/921:** A 3 storey Nursing Home (109 beds). Permission granted by WCC 7<sup>th</sup> March 2022. Currently on Appeal with An Bord Pleanála (Ref. ABP-316137-22)

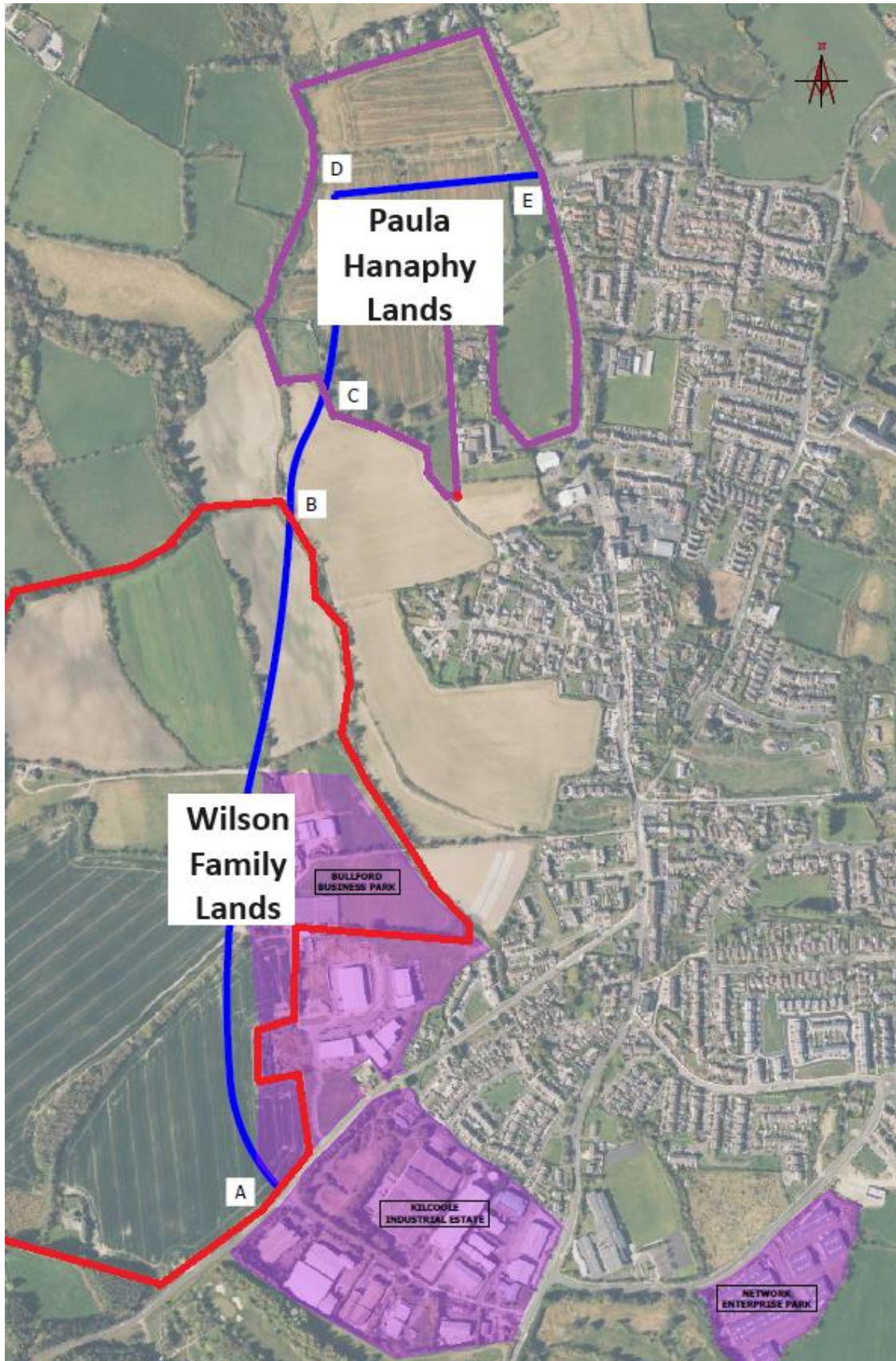


Figure 1: Client Landholdings and Indicative Western Relief Road Indicated

### 3.0 EXISTING ROAD DESIGNATIONS APPLIED TO THE SUBJECT LANDS

The 2013-2019 Local Area Plan includes a Road Objective to provide a Western Distributor Road (WDR) by-pass of Kilcoole. An indicative location for the new road is shown on the zoning map with the southern section indicated as “Short-term” and the northern section as “Long Term”.

The WDR objective is also designated as part of Road Objective RO8 in Table 7.1 of the LAP, which states:

*“To provide for the development of a Western Distributor Road to bypass Kilcoole. The northern section of the route shall be developed in the long term, with linkage to the R774. It is a long-term objective to develop an additional link between R761 intersection with Lott Lane and the Western Distributor Road.*

*To provide for the development of a local access road in conjunction with the development of zoned lands at AP9: Bullford Action Plan and to provide for the development of a through link road from Main Street to the Western Distributor Road.*

*This section of the route is necessary for the opening up of zoned lands (AP9 and E lands at Bullford Farm). Only 50% of development on these lands shall be permitted before the southern part of this road is completed.”*

The referenced “AP9 Bullford Action Plan” relate to other lands to the north-east of Bullford Farm which are zoned Residential in the LAP and are located to the west of the Main Street. These lands share a boundary along the watercourse where the narrow Open Space zoning is located.

The zoning map below shows the R08 proposed Western Relief Route:



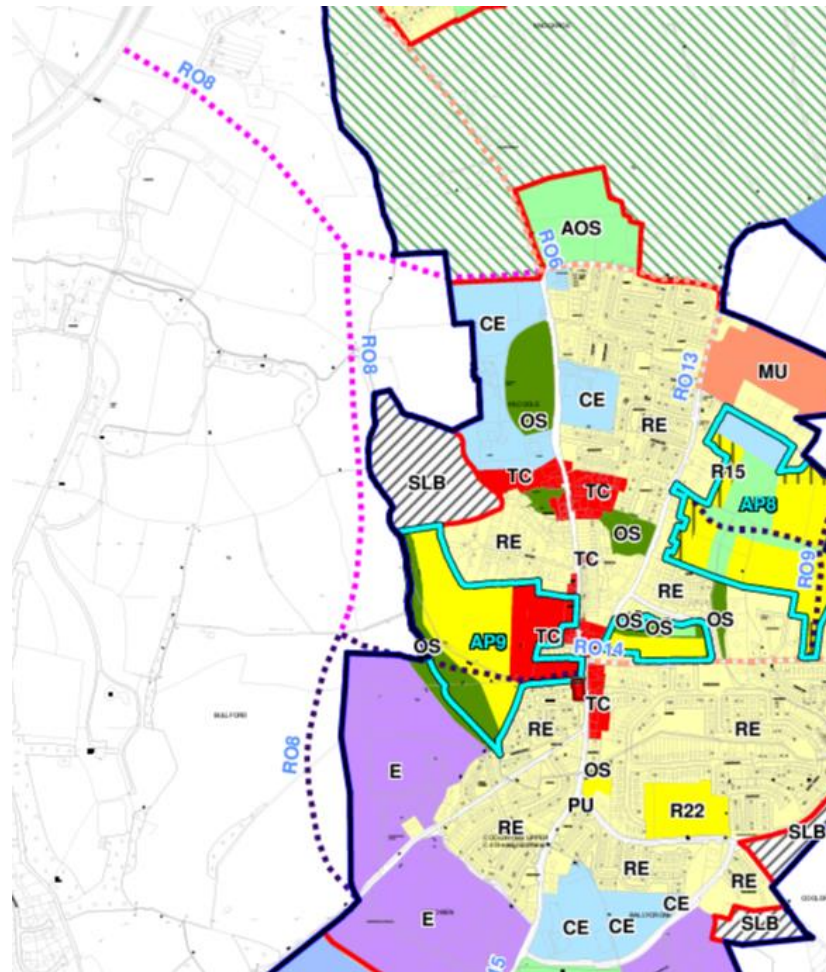


Figure 2: Extract from 2013-2019 LAP Showing Road Objective RO8

#### 4.0 NEED FOR WESTERN RELIEF ROAD

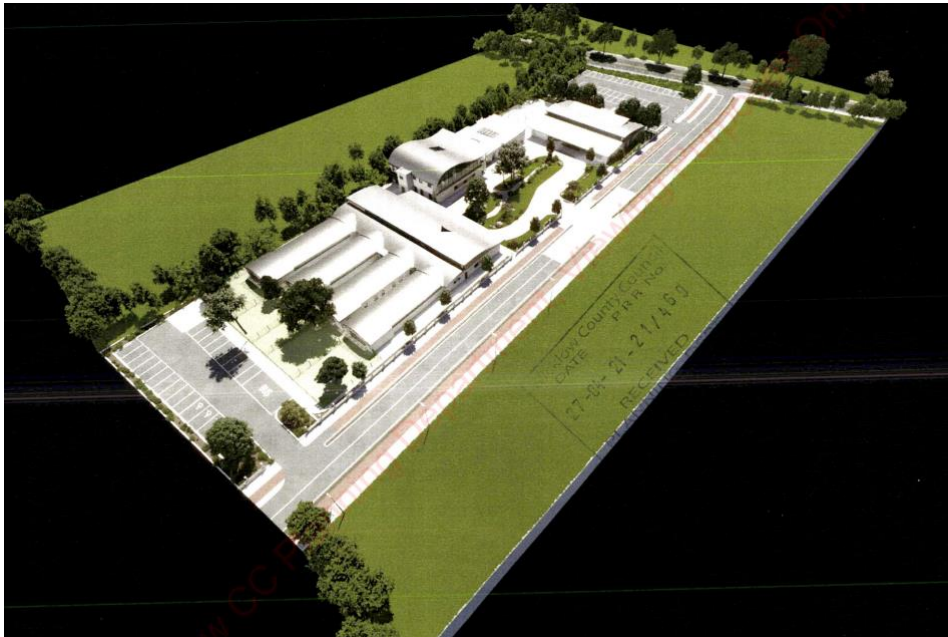
There remains a significant need for a western by-pass of Kilcoole through the subject lands.

Crucially a western relief road is needed to relieve congestion on the Main Street of Kilcoole which at peak times is often at stand still as school and local traffic compete with commercial traffic to travel through the heart of the town, and with commercial traffic needing to get to the M11 via the R774 Farrankelly Road dual carriageway 1km to the north.

A significant node of employment has grown in the south of the town with Bullford Business Campus, Kilcoole Industrial Estate, and Network Enterprise Park providing significant and various employment opportunities. This is set to continue with the further development of employment zoned land at Bullford Farm which our client intend to proceed with in the short term.

At the northern end of the town, as noted above, a variety of community led uses have been granted or are currently in planning and which will create additional traffic generation.

The permitted St. Catherine's development is due to commence shortly, and which includes for the first phase of the western link providing a through road from the R761.



*Figure 3: CGIs of Permitted 1<sup>st</sup> Phase of Western Relief Road as part of the St. Catherine's Development.*

The remainder of Paula Hanaphy lands, to the west and south-west of the St. Catherine's development, also provide the opportunity for additional residential and mixed use development to complement the community uses and form a logical western urban edge to the town alongside the western relief road. (A separate LAP submission in relation to same is noted).

Between these two land-holdings is the Kimpton Vale Ltd. / *"AP9 Bullford Action Plan"* lands which are zoned for residential development and which, as per the objectives of the previous LAP are also reliant on the provision of the western relief road to provide a through link to Main Street.

The Western Relief Road would provide a clear efficient route for through traffic to by-pass the town whilst opening up the surrounding lands for existing and future enterprise and residential development.

Given the above, we submit that this western relief road remain the preferred route for by-passing the town in terms of relieving traffic congestion, opening up lands for enterprise and employment and future residential and in turn properly defining the western urban extent of the town.

## **5.0 INDICATIVE ROUTE FOR WESTERN RELIEF ROAD**

The Aerial Photo in Figure 1 on page 3 above indicates an indicative route for the Western Relief Road. Delivery of a relief road requires consents and supports from only 3 landowners, two of which are subject to this submission and which control c.85% of the lands required.

Furthermore all of the landowners have lands zoned/available for development and intend to develop within the life of the new LAP, and the first phase of the Relief Road ready to be delivered with the St. Catherine's development as noted above.

Having regard to the commitment of such a significant portion of landowners to the delivery of this western relief road it is reasonable to suggest that this objective for the road be included in the Draft Local Area Plan.

## **6.0 CONCLUSION**

The need for the proposed Western Relief Road was identified and acknowledged in the previous Local Area Plan.

There remains a significant need for this relief road to be delivered in order to reduce through traffic, remove HGV traffic and free the town from congestion.



In terms of economic development and the creation of employment and residential growth this road is essential in order to open up these lands for critical development.

Having regard to the fact that there is a commitment to this proposal for the delivery of 85% of the scheme through the development of these lands this objective can be realised within a reasonable timeframe.

Given the above, Wicklow County Council are therefore requested to include an objective in the new LAP for a Western Relief from the Woodstock Road (L-1048) in the south to the R761 north of the Holy Faith Convent lands and that will service the adjoining employment, education/community and residential lands west of the town.

Yours



Trevor Sadler  
Managing Director  
McGill Planning Ltd.