

	<h1>Greystones-Delgany & Kilcoole LPF Variation No.4</h1>
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Who are you:	Private Individual
Name:	Clement Wilson
Reference:	GDKLPF-103105
Submission Made	June 19, 2025 8:34 PM

Choose one or more categories for your submission. Please also select which settlement you wish to make a submission / observation about.

- Proposed Changes to Volume 1 of the Wicklow County Development Plan 2022-2028
- Proposed Changes to Volume 2 of the Wicklow County Development Plan 2022-2028

Local Planning Framework PART B Settlement Specific Objectives.

- B.2 Residential Development
- B.8 Land Use Map and Zoning

Write your observations here:

Re: VARIATION NO 4 to the County Development Plan 2022 - 2028 - Draft
Greystones - Delgany & Kilcoole Local Planning Framework

This submission relates to the lands in Drummin East that have been dezoned. I'd specifically like to request that the Council considers reinstating the R2.5 zoning on these lands and extending the boundary to include an additional approximately 5 acres of zoned land to the south and the west - eircode A63 X932.

This 5 acres is part of a larger c.7.5 acre holding on mains water (map attached), which allows for ample room for both wastewater treatment and access from the R762 or the lower part of Blackberry Lane, with more than sufficient space to improve the Blackberry Lane junction and provide a public footpath if required. Additionally there is ample scope to accommodate any future impact from widening the N11.

It adjoins another holding of c.12 acres (map attached) which can also provide access and internal footpaths and roadways.

The 5 acres proposed for zoning are very well screened on all sides with existing mature tree stands and any development would be invisible from the N11. (see attached view of the southern boundary from the N11.)

As the lands neighbour existing development on all sides except to the south which is screened with mature trees, the land meets the Key Development Consideration of the county plan that "development proposals within this area should aim to locate within existing clusters of structures/tree stands"

I would also like to highlight that the land in question is actually:

serviced with footpaths and cycleways;
within 15 minutes' walk time of an existing or a committed bus service.

The isochrone map published with the draft plan has erred in this area. Even using public footpaths and existing public rights of way it is less than 15 minute walk to

both stop 4240 and stop 4236 on the existing L1 bus route.

The distance is even shorter - less than 5 minutes - using established internal footpaths on our lands.

The land is also less than 800m via a pedestrian laneway with an established public right of way from the two lane public cycleway at the Bromley roundabout on the R774 that connects to Greystones.

Whilst high density town centre development is obviously preferred, there is a need for a variety of housing types in any community, including lower density housing. Lower density zoning also serves to reduce demand for one off, unsustainable and sporadic rural sites. Totally removing any lower density zoning from the plan is contrary to the principles of sustainable development.

The land at this end of Blackberry Lane in Drummin East is an established part of Delgany having been developed over 50 years. The walking conditions on this end of Blackberry Lane are not hazardous, and regarding the specific 5 acres of this submission, there would be no need to walk on Blackberry Lane.

Providing a small amount of land low density infill development in existing residential area is entirely appropriate and in keeping with both the principles of sustainable development and the characteristics and long established nature of the local area.

Yours sincerely,

Clement Wilson, Drummin East, Delgany, Co Wicklow, A63 X932

Please select which town you want to comment on:

Greystones/Delgany

Observation relevant to the settlement:

Blackberry Lane and Drummin East is an established part of Delgany having been developed over more than 50 years and in all previous Local Area Plans. The current character and residential nature are clearly not a rural hinterland - please consider retaining these lands as specifically designated part of Delgany, as per the current LAP.

Map



Site Description:

5 acres in Drummin East, adjoining current boundary of existing Local Area Plan.

Upload a File (optional)

Variation No 4 - Clement Wilson - Drummin East.pdf, 4.57MB

Clement Wilson
Drummin East
Delgany
Co Wicklow - A63 X932

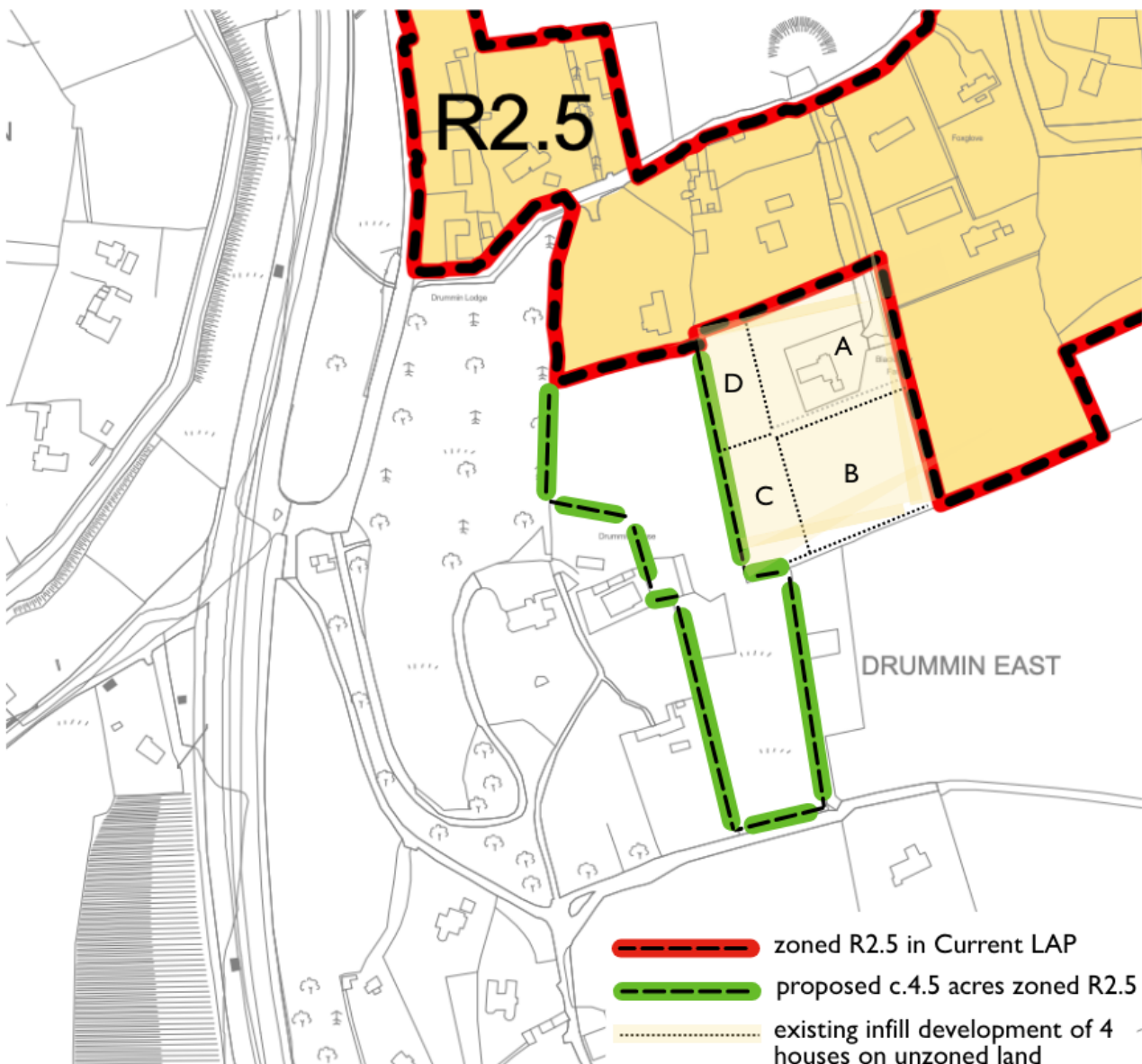
Variation No.4, Administrative Officer,
Planning Section,
Wicklow County Council,
Station Road,
Wicklow Town,
A67 FW96.

18th June 2025

Re: VARIATION NO 4 to the County Development Plan 2022 - 2028 - Draft Greystones - Delgany & Kilcoole Local Planning Framework

Dear Sir/Madam,

I wish to make a submission in relation to the Draft Greystones - Delgany & Kilcoole Local Planning Framework. This submission relates to the lands in Drummin East that have been dezoned. I'd specifically like to request that the Council considers reinstating the R2.5 zoning on these lands and extending the boundary to include an additional approximately 5 acres of zoned land to the south and the west - eircode A63 X932.



This 5 acres is part of a larger c.7.5 acre holding on mains water (*map attached*), which allows for ample room for both wastewater treatment and access from the R762 or the lower part of Blackberry Lane, with more than sufficient space to improve the Blackberry Lane junction and provide a public footpath if required. Additionally there is ample scope to accommodate any future impact from widening the N11.

It adjoins another holding of c.12 acres (*map attached*) which can also provide access and internal footpaths and roadways.

The 4.5 acres proposed for zoning are very well screened on all sides with existing mature tree stands and any development would be invisible from the N11. (*see attached view of the southern boundary from the N11.*)

As the lands neighbour existing development on all sides except to the south which is screened with mature trees, the land meets the Key Development Consideration of the county plan that “*development proposals within this area should aim to locate within existing clusters of structures/tree stands*”

I would also like to highlight that the land in question is actually:

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- ***within 15 minutes’ walk time of an existing or a committed bus service.***

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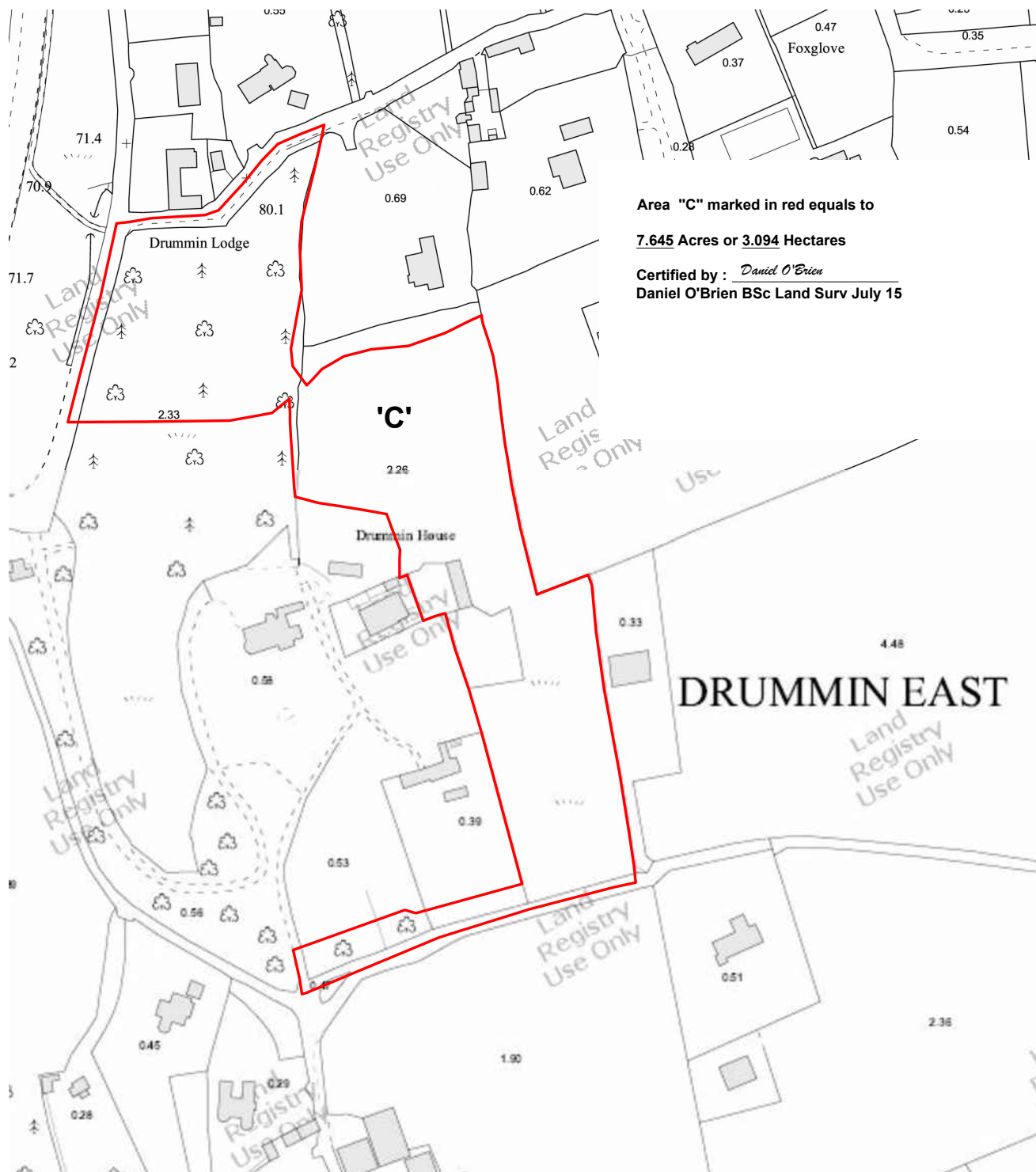
Yours sincerely,

Clement Wilson, Drummin East, Delgany, Co Wicklow, A63 X932

See attached maps on following pages.

View from N11 Northbound showing southern boundary screened by mature tree stand



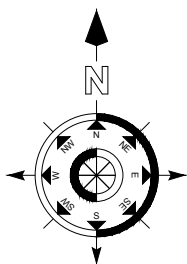


Area "C" marked in red equals to

7.645 Acres or 3.094 Hectares

Certified by : Daniel O'Brien

Daniel O'Brien BSc Land Surv July 15



ABL
surveyors

Advanced Building & Land Surveyors
26/27 Upper Pembroke St, Dublin 2
Tel: 01 6611 888
Email: info@ablsurveyors.ie
Website: www.ablsurveyors.ie

Job: 1st Registration at Drummin East,
Delganny, Co. Wicklow

Drawing: Site Map

Client: Mr. Clement Wilson

Scale: 1:2500

Drawn By: DOB

Date: July '15

Drawing No.: CB/100432



