

	<h1>Greystones-Delgany & Kilcoole LPF Variation No.4</h1>
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Who are you:	Private Individual
Name:	Chris Gammell
Reference:	GDKLPF-085358
Submission Made	June 19, 2025 8:57 AM

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 A Strategy

- A.3 Factors influencing future development options
- A.4 Overall strategy

Local Planning Framework PART B Settlement Specific Objectives.

- B.8 Land Use Map and Zoning
- B.9 Specific local objectives (SLOs)

Please select which town you want to comment on:

Kilcoole

Upload a File (optional)

Greystones Delgany & Kilcoole Local Planning Framework Variation No. 4.pdf,
0.61MB

[REDACTED]
[REDACTED]
Kilcoole,
Co. Wicklow.
[REDACTED]

16 June 2025

Variation No. 4
Administrative Officer,
Planning Section,
Wicklow County Buildings,
Station Road
Wicklow Town.

Re: Greystones / Delgany & Kilcoole Local Planning Framework Variation No. 4.

Dear Sir/Madam,

As one of the landowners within the proposed SLO.6 Ballydonarea area, I wish to make the following submission for your consideration.

This area was previously identified as AP8: Ballydonarea Action Plan in the Local Area Plan (LAP) 2013–2019.

Under the current LAP, I have access to my field from the proposed Distributor Link Road R09, which connects Sea Road to Lott Lane. This access arrangement was previously agreed between the other landowners and the planning authority to ensure full integration of the area.

There is currently a planning application under consideration by An Bord Pleanála concerning this area (Case Number: PL27.320257). The outcome of this application will have a bearing on whether the previously agreed access remains in place.


In the draft LAP, it appears that access to my land would instead need to be provided via Sea Road, crossing land owned by Dwyer Nolan. Without a formal agreement in place, this raises the risk that my land could become landlocked.

I raised this issue during the public consultation process and understand that it is not the planner's intention to create such a situation. To avoid this risk, I respectfully request that any future planning application for the SLO.6 Ballydonarea area be required to form part of a single, integrated masterplan—agreed by all landowners within the SLO.6 boundary. This would help ensure equitable access and full integration for all landowners.

Such a masterplan should include coordinated provision for all essential services, including drainage, electricity, roads, and cycleway access. This approach reflects the original intention for the site and could be reinforced by appropriate planning conditions imposed by the local authority.

Please find attached SLO.6 Ballydonarea map for reference.

Yours sincerely,



Chris Gammell

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'. 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 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 to the north and Wellfield to the south;
- 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 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.

