

	<h1>Greystones-Delgany &amp; Kilcoole LPF Variation No.4</h1>
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<b>Who are you:</b>	Private Individual
<b>Name:</b>	Tom and Sandra Hayes
<b>Reference:</b>	GDKLPF-082205
<b>Submission Made</b>	June 19, 2025 9:40 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.2 County Development Plan strategy for Greystones – Delgany & Kilcoole
- A.3 Factors influencing future development options

## Local Planning Framework PART B Settlement Specific Objectives.

- B.2 Residential Development
- B.6 Heritage, biodiversity and green infrastructure
- B.7 Infrastructure, including transport and flooding
- B.8 Land Use Map and Zoning

### Write your observations here:

Future requests of rezoning of agriculture land and approved residential space should be considered appropriately for the Sea road area for the following key reasons and concerns, with other developments already being developed, approved or planned in the Kilcoole area.

#### Environmental and Wildlife Concerns:

- The area of Natural Beauty adjacent to the bird sanctuary at Kilcoole beach is a critical habitat for nesting terns (a protected species).
- There are breeding Red Kites, a protected bird of prey species recently reintroduced to Ireland, which may be disturbed or displaced by construction and increased human activity.
- The nearby wooded area provides essential habitat for woodpeckers, another sensitive species whose habitat would be threatened by future proposed works.

#### Traffic and Pedestrian Safety:

- Future rezoning of agricultural land for residential housing would cause a significant increase in car traffic on the sea road, where an already narrow and lightly serviced route from Holywell to the beach.
- Future proposed housing developments on this road would also lead to increased traffic congestion on surrounding roads.
- Increased traffic on Sea Road would further endanger pedestrians, particularly as the current infrastructure lacks proper continuous footpaths or safe crossing points. A reduction in the speed limit from 50km to 30km should be greatly considered due to the number of people who walk to and from the beach daily.
- Future developments could exacerbate congestion and create dangerous conditions for existing residents, beach visitors, and local wildlife.

#### Inappropriate Density and Scale:

- Future housing density would not be sympathetic to the landscape and would erode the rural character of the Sea Road area.

#### Impact on Protected Habitats and Nature Sites:

- Kilcoole Beach forms part of a Special Protection Area (SPA) and may be connected to Special Areas of Conservation (SACs) nearby.

#### Flood Risk and Water Management:

- Part of the sea road area is low-lying and close to the coastline, and there is potential risk of coastal flooding and development of housing would reduce green space and reduce surface water run-off.
- Development of housing would add hard surfaces that will increase water runoff, potentially impacting nearby protected sites and private lands.
- Flood risk areas have being identified in the draft development plan show on maps, including worse case scenarios, hence the above

#### Cumulative Impact:

- With other developments already approved or planned in the Kilcoole area, the cumulative environmental and traffic impacts need to be considered appropriately for future applications of land rezoning and building on current approved residential areas on the sea road.

#### Please select which town you want to comment on:

Kilcoole

#### Observation relevant to the settlement:

As outlined above

#### Upload a File (optional)

