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|  | <h1>Greystones-Delgany & Kilcoole LPF Variation No.4</h1> |
|---|---|

| | |
|------------------------|-----------------------|
| Who are you: | Private Individual |
| Name: | Nicky and Dominic Cox |
| Reference: | GDKLPF-140022 |
| Submission Made | June 19, 2025 2:01 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 A Strategy

- A.1 Introduction
- A.2 County Development Plan strategy for Greystones – Delgany & Kilcoole
- A.3 Factors influencing future development options
- A.4 Overall strategy

Local Planning Framework PART B Settlement Specific Objectives.

- B.2 Residential Development
- B.5 Community development, including schools, and active open space

- B.6 Heritage, biodiversity and green infrastructure
- B.8 Land Use Map and Zoning

Write your observations here:

See Attached

Please select which town you want to comment on:

Greystones/Delgany, Kilcoole

Observation relevant to the settlement:

See Attached

Upload a File (optional)

Submission for Consideration -Greystones Delgany Kilcoole LPF - Nicky and Dominic Cox.pdf, 0.27MB

Wicklow County Council
County Buildings
Whitegates
Wicklow Town
A67 FW96

17th June 2025

RE: GREYSTONES, DELGANY AND KILCOOLE LOCAL PLANNING FRAMEWORK

To whom it may concern,

We write on behalf of our clients Nicky and Dominic Cox, regarding a submission on their lands to the above draft LPF, in particular, SLO 6 in Kilcoole.

In the draft LPF it is proposed to zone part out our clients garden as OS2. We believe this is inappropriate as the lands are in use as a private residential garden and provide residential amenities which the proposal OS2 zoning will not provide.

We also note that in the written statement for SL06, OS1 is referred to rather than OS2, this is more appropriate as there are no steep slopes or flooding in this area.

We further note that there are currently unkept and wild lands to the west of our clients holding which might be more appropriately zoned OS1 or OS2 rather than CE.

Nicky Cox has sold part of his holding to his son Dominic who has recently returned from Australia and intends to build a dwelling on his portion of the lands, please refer to the attached land registry map.



Suite 3, The Eden Gate Centre, Delgany, Co. Wicklow, A63 C966.
Telephone: + 353 (1) 287 6949 Email: info@bba.ie Website: www.bba.ie

Contact

Michael Browne
Luis Reis
John Healy

Chartered Engineer, M.I.E.I M.I. Struct E, Dip. Const. Law, Dip. EIA Mgmt.,
B Arch, MRIAI
Dip Arch, Tech.

We further note that the trees on the southern boundary on our clients garden are suffering from Ash Dieback and will need to be removed presently.

We further suggest that RN1 zoning rather than RN2 is more appropriate for these lands as per the attached map, given the current housing crisis and the Ministers impending directives.

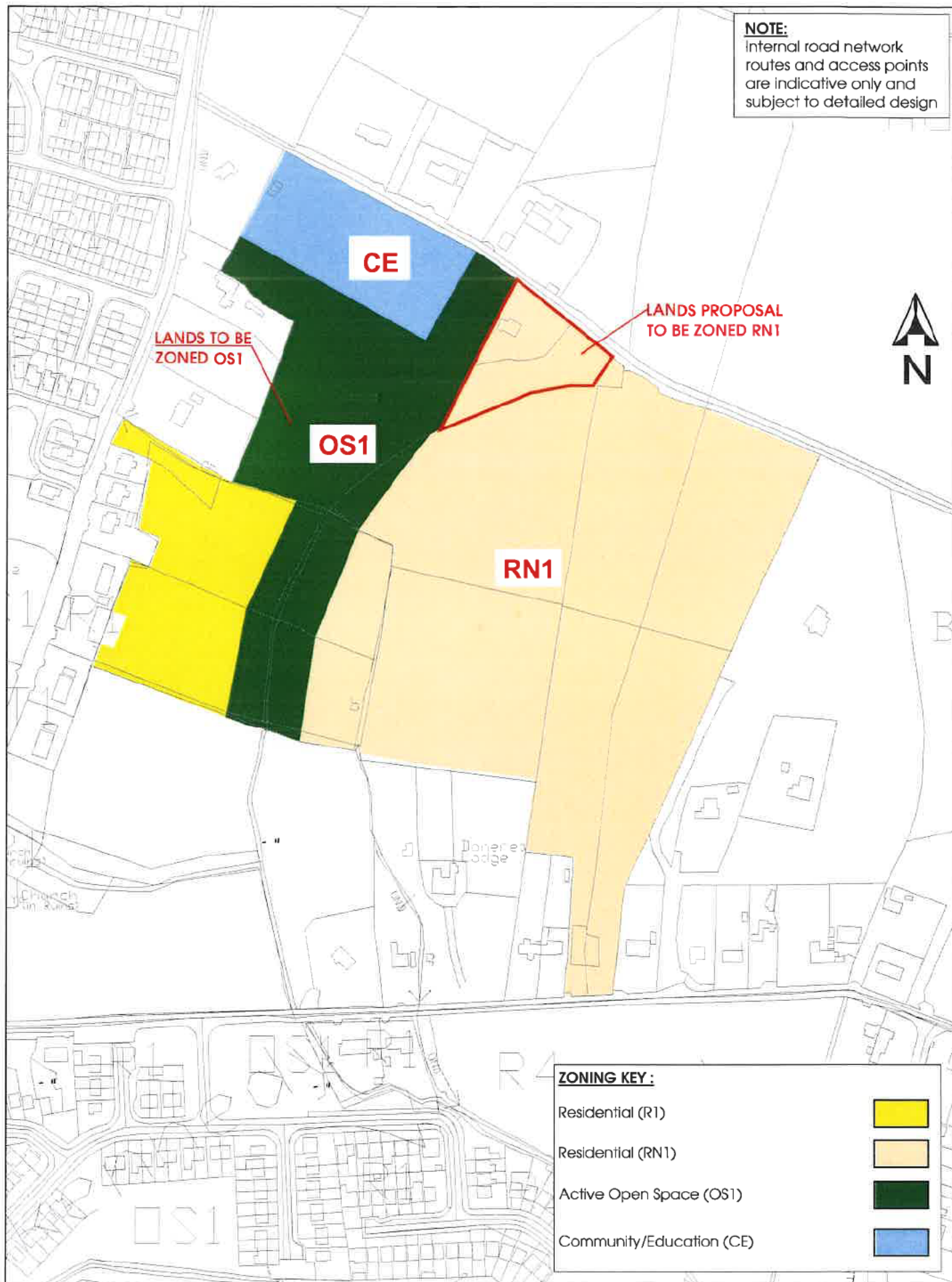
We suggest the zonings as per the attached map are in accordance with the proper planning and sustainable development of the area.

We look forward to a positive zoning

Yours Faithfully

A handwritten signature in cursive script, reading "Michael Browne", written in dark ink.

Michael Browne



PROPOSED AA1 LANDS AT KILCOOLE - Scale 1:2500
MAP NO.2 - ZONING

REV. #

NOTE:

Map produced for diagrammatic purposes only. Do not scale.



Tailte Éireann

Clárúchán, Luacháil,
Suirbhéireacht
Registration, Valuation,
Surveying

Official Tailte Éireann Registration Map

This map should be read in conjunction with the folio.

Tailte Éireann (TÉ) Registration mapping is based on TÉ Surveying mapping. Where TÉ Registration maps are printed at a scale that is larger than the TÉ Surveying scale, accuracy is limited to that of the TÉ Surveying map scale.

For details of the terms of use and limitations of scale, accuracy and other conditions relating to TÉ Registration maps, see www.tailte.ie.

This map incorporates TÉ Surveying map data under a licence from TÉ. Copyright © Tailte Éireann and Government of Ireland.

(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

(see Section 8(b)(ii) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit

A full list of burdens and their symbology can be found at: www.landdirect.ie

Tailte Éireann Registration operates a non-conclusive boundary system. The TÉ Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a TÉ Registration map is conclusive as to the boundaries or extent.

(see Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act 2006.



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|------------------------|-------------------------|
| Who are you: | Private Individual |
| Name: | Nicky Cox & Dominic Cox |
| Reference: | GDKLPF-133947 |
| Submission Made | June 19, 2025 2:20 PM |

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

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- 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

Local Planning Framework PART B Settlement Specific Objectives.

- B.2 Residential Development
- B.6 Heritage, biodiversity and green infrastructure
- B.8 Land Use Map and Zoning
- B.9 Specific local objectives (SLOs)

Write your observations here:

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.

My residence and garden area is currently identified as RE and R15: Residential - 15/ha as per Adopted Greystones - Delgany And Kilcoole Local Area Plan (LAP) 2013-2019.

In the draft Proposed Development Plan 2022-2028 my garden has been rezoned as OS2 Natural Area.

I kindly request that the zoning of my garden be retained as R15, as per the Adopted Greystones - Delgany And Kilcoole Local Area Plan (LAP) 2013-2019.

My son, Dominic Cox, purchased part of my garden from me in 2018 while working overseas in Australia with the ambition to return home and build on his land.

Dominic has recently returned to live in Ireland permanently and the proposed rezoning would have a significant impact on his ability to remain in Ireland.

I raised this issue during the public consultation held in Kilcoole on 29-5-2025 and it is my understanding that it is the planners intent to create a biodiversity link between Ballydonarea Lane and the Sea Road.

I would note that my garden contains primarily grass and a field that was previously used for light farming. There is very little native vegetation on my land. I would also note that the trees on the Southern boundary line primarily contain Ash trees that are suffering from dieback and will need to be removed as they pose a fall risk.

I would also like to note that there is currently wild and unkept lands to the West of my garden that could be used as a biodiversity link from Ballydonarea Lane to Sea Road. This location would also be beneficial as it is closer to an existing natural biodiversity link from Ballydonarea Lane to the new council development to the rear of Ballydonarea Lane.

Finally, I kindly reiterate my request that the zoning of my residence and garden be retained as RE and R15, as per the Adopted Greystones - Delgany And Kilcoole Local Area Plan (LAP) 2013-2019.

Yours sincerely,

Nicky Cox
Dominic Cox

Please select which town you want to comment on:

Kilcoole

Observation relevant to the settlement:

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Finally, I kindly reiterate my request that the zoning of my residence and garden be retained as RE and R15, as per the Adopted Greystones - Delgany And Kilcoole Local Area Plan (LAP) 2013-2019.

Yours sincerely,

Nicky Cox

Dominic Cox

Map



Site Description:

Residence and garden of Nicky and Dominic Cox

Upload a File (optional)

Mark-up Showing Alternative Option for Biodiversity Zone outside of Cox Residence for Draft Proposed Development Plan 2022-2028.pdf, 7.29MB

Detailed Section Showing Cox's Residence

DRAFT

Greystones-Delgany & Kilcoole Local Planning Framework 2025

**Map No. 1
Land Use Zoning Objectives**



LEGEND

- RE: Existing Residential
- TC: Town Centre
- VC: Village Centre
- NC: Neighbourhood Centre
- LSS: Local Shops & Services
- MU: Mixed Use
- PU: Public Utility
- CE: Community and Education
- T: Tourism
- AOS: Active Open Space
- OS1: Open Space
- OS2: Natural Area
- E: Employment
- RN1: New Residential - Priority 1
- RN2: New Residential - Priority 2
- RS: Special Residential
- AG: Agriculture
- SLC: Small Local Centre
- GHM: Greystones Harbour & Marina
- Settlement Boundary
- Local Planning Framework (LPF) Boundary

Proposed to retain Cox's residence zoning as per ADOPTED GREYSTONES - DELGANY AND KILCOOLE LOCAL AREA PLAN (LAP) 2013-2019.
RE - Existing Residential and R15: Residential - 15/ha

Existing Biodiversity pathway from Council Development on to Ballydonarea Lane

Proposed Biodiversity pathway from Ballydonarea Lane to Searoad to replace rezoning of Cox's residence to OS2

Existing and proposed Biodiversity pathways from Council Development on to Ballydonarea Lane and to Searoad. See detail box above for further details.

Mark-up Showing Alternative Option for Biodiversity Zone outside of Cox Residence for Draft Proposed Development Plan 2022-2028

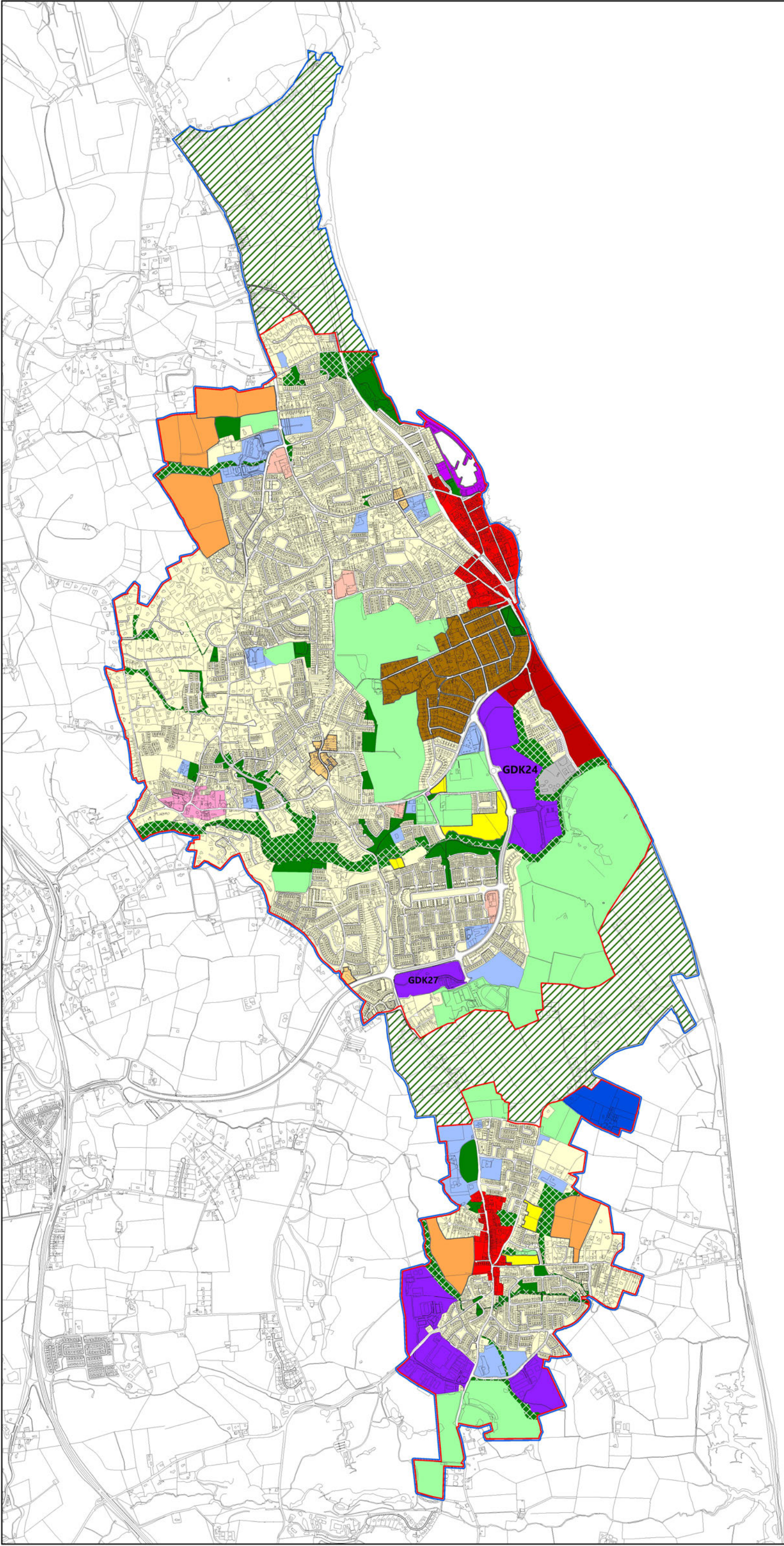
**WICKLOW COUNTY
DEVELOPMENT PLAN
2022-2028**



Wicklow County Council
Planning Department

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Scale NTS



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**Greystones-Delgany &
Kilcoole
Local Planning Framework
2025**

**Map No. 1
Land Use Zoning Objectives**



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**WICKLOW COUNTY
DEVELOPMENT PLAN
2022-2028**

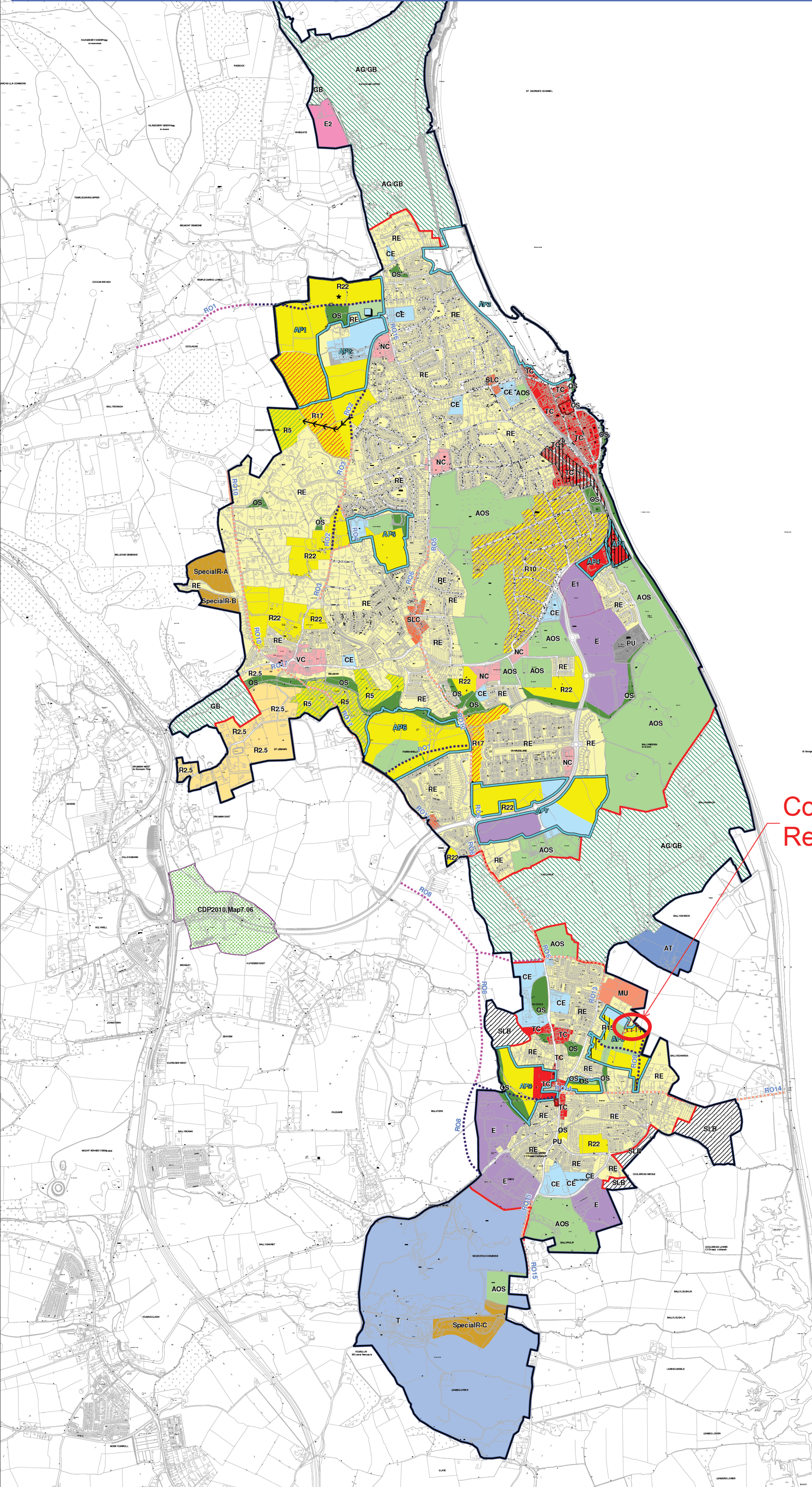


**Wicklow County Council
Planning Department**

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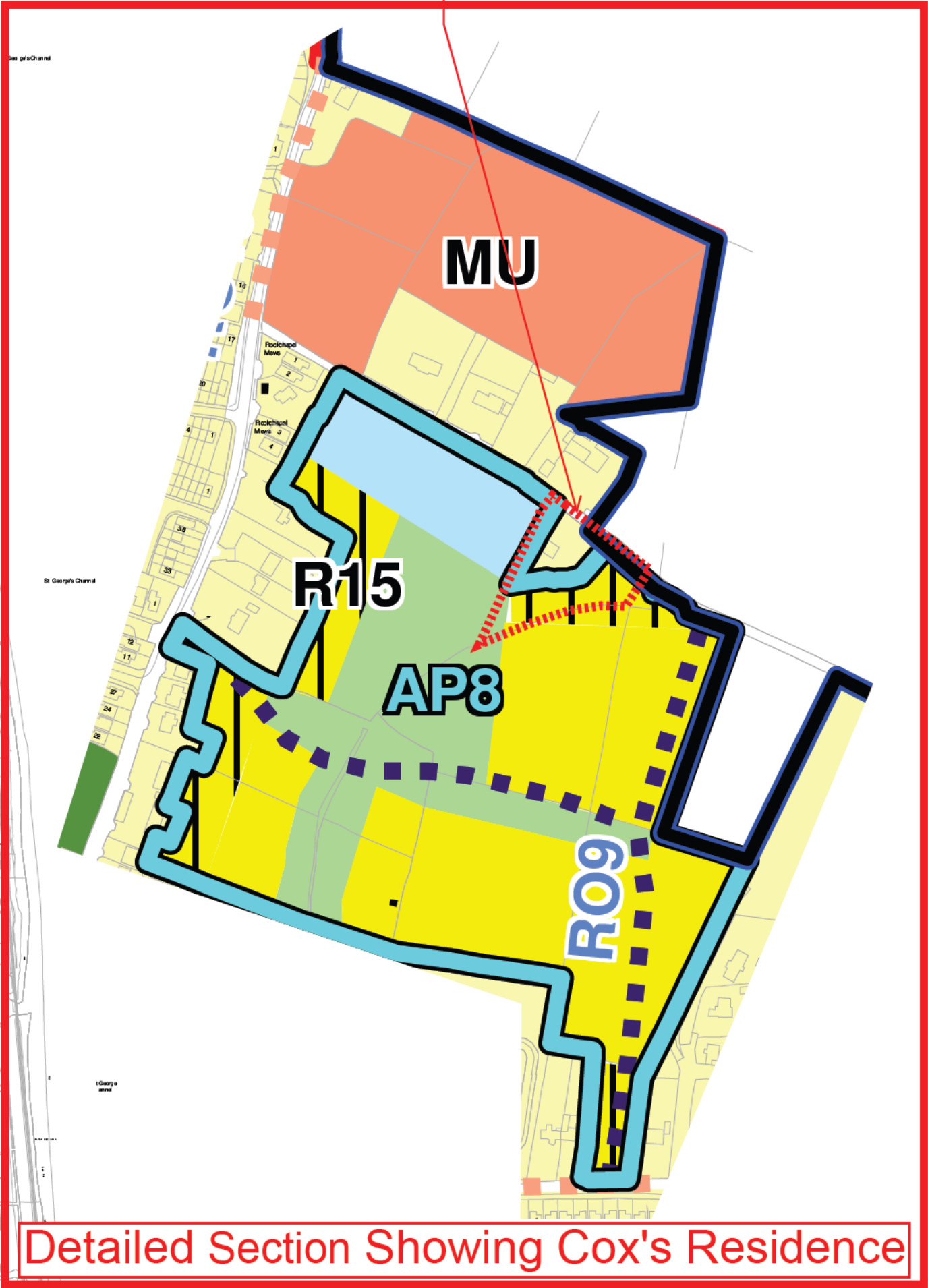
Scale NTS

Mark-up Showing Cox Residence Zoning from Adopted Greystones - Delgany And Kilcoole Local Area Plan (LAP) 2013-2019



Cox's Residence

Cox's Residence noted as;
RE - Existing Residential and
R15: Residential - 15/ha



Detailed Section Showing Cox's Residence

- RE: Existing Residential
- R22: Residential - 22/ha
- R17: Residential - 17/ha
- R15: Residential - 15/ha
- R10: Residential - 10/ha
- R5: Residential - 5/ha
- R2.5: Residential - 2.5/ha
- SpecialR: Special Residential
- TC: Town Centre
- VC: Village Centre
- NC: Neighbourhood Centre
- SLC: Small Local Centre
- E: Employment
- E1: Employment
- E2: Employment
- CE: Community and Education
- OS: Open Space
- AOS: Active Open Space
- GB: Greenbelt
- AT: Agri-Tourism
- T: Tourism
- MU: Mixed Use
- PU: Public Utility
- SLB: Strategic Land Bank
- Action Plan
- Opportunity Site
- Road Objective - Long term
- Road Objective - Short Term
- Road Objective - Road Improvement
- Indicative Green Routes
- Core Retail Area
- Community Building
- Settlement Boundary
- LAP Boundary
- Indicative Through Access Route



Land Use Zoning Objectives
Map A

Wicklow County Council
Planning Section
September 2013

ADOPTED GREYSTONES - DELGANY AND KILCOOLE LOCAL AREA PLAN (LAP) 2013-2019



Drawn by: SW
Checked by: SW
Scale: NTS

Nicky Cox

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

19 June 2025

Variation No. 4
Administrative Officer,
Planning Department,
Wicklow County Buildings,
Station Road
Wicklow Town
A67 FW96.

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.

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Yours sincerely,

Nicky Cox

Dominic Cox

I include the following maps and mark-ups for your review;

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- Photograph Mark-up Showing Alternative Option for Biodiversity Zone outside of Cox Residence for Draft Proposed Development Plan 2022-2028
- Map showing Title Boundaries for Nicky & Dominic Cox Sites



Existing Biodiversity
pathway from Council
Development on to
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2022-2028

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|  | <h1>Greystones-Delgany & Kilcoole LPF Variation No.4</h1> |
|---|---|

| | |
|-----------------|------------------------|
| Who are you: | Private Individual |
| Name: | Dominic |
| Reference: | GDKLPF-231051 |
| Submission Made | June 20, 2025 11:13 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.8 Land Use Map and Zoning

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Nicky Cox

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Dominic Cox

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Planning Department,
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2022-2028

Detailed Section Showing Cox's Residence

DRAFT

Greystones-Delgany & Kilcoole Local Planning Framework 2025

Map No. 1 Land Use Zoning Objectives



LEGEND

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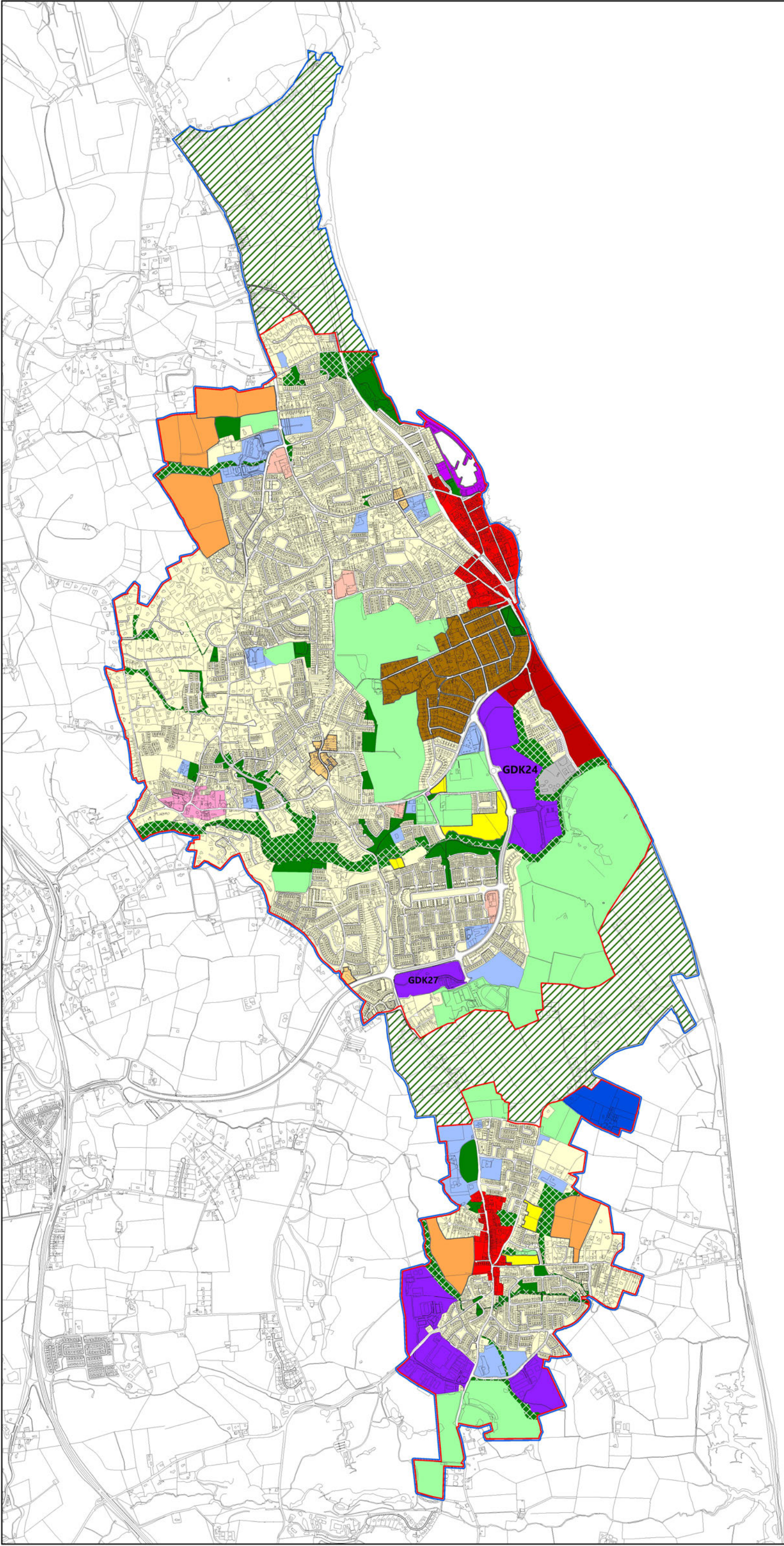
WICKLOW COUNTY DEVELOPMENT PLAN 2022-2028



Wicklow County Council
Planning Department

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**Greystones-Delgany & Kilcoole
Local Planning Framework
2025**

**Map No. 1
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**WICKLOW COUNTY
DEVELOPMENT PLAN
2022-2028**

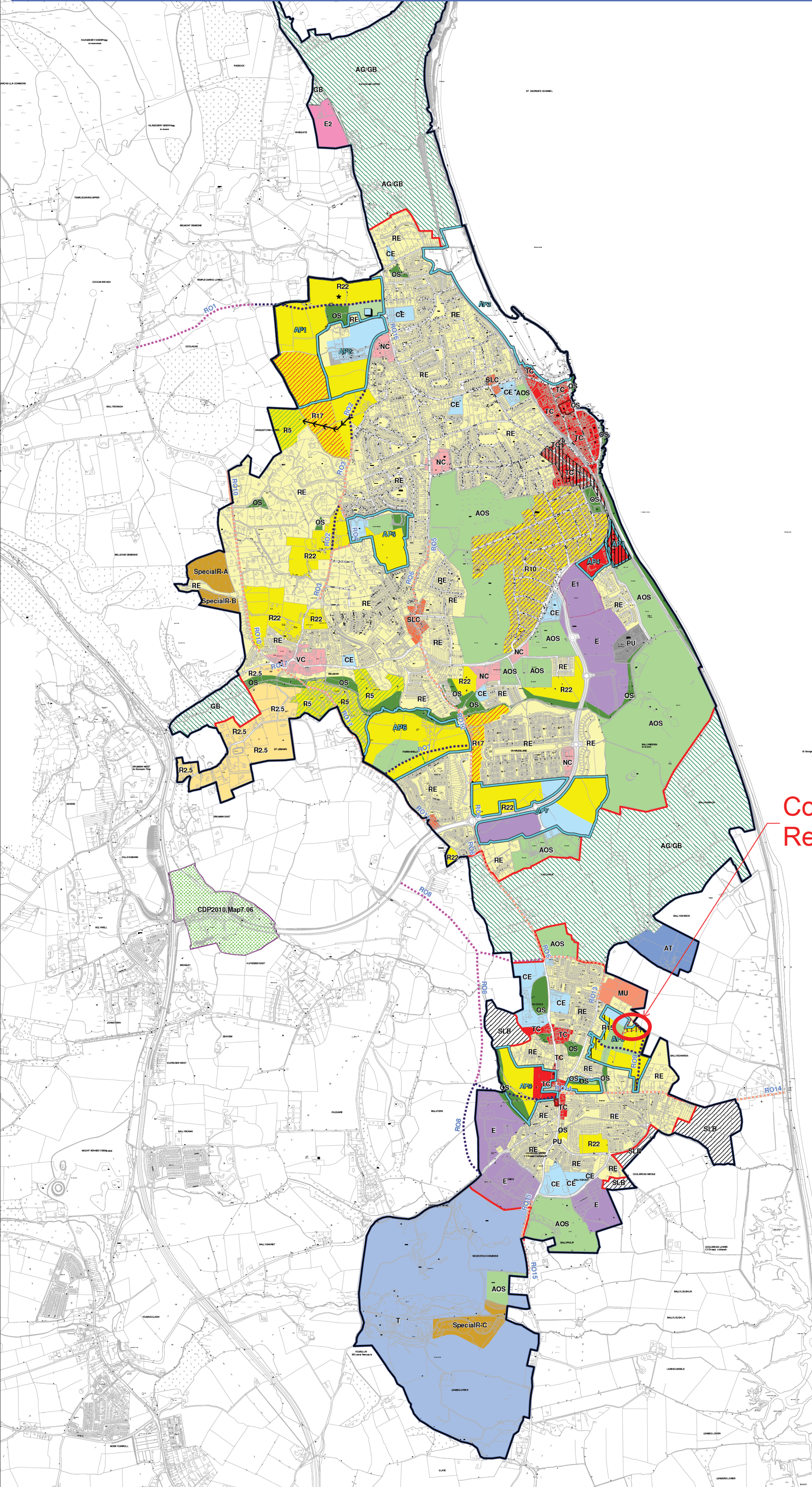


Wicklow County Council
Planning Department

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Scale NTS

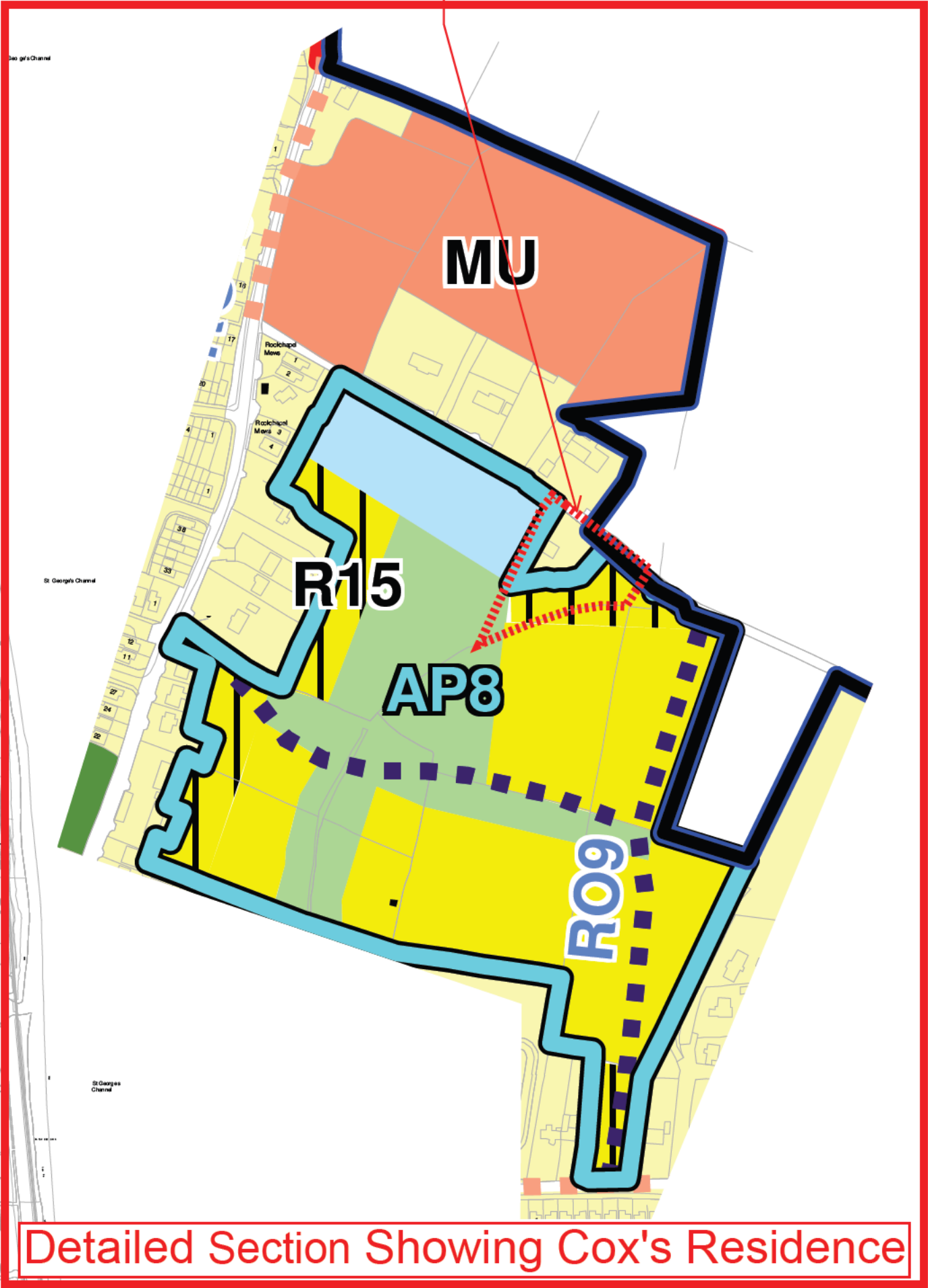
Mark-up Showing Cox Residence Zoning from Adopted Greystones - Delgany And Kilcoole Local Area Plan (LAP) 2013-2019



- RE: Existing Residential
- R22: Residential - 22/ha
- R17: Residential - 17/ha
- R15: Residential - 15/ha
- R10: Residential - 10/ha
- R5: Residential - 5/ha
- R2.5: Residential - 2.5/ha
- SpecialR: Special Residential
- TC: Town Centre
- VC: Village Centre
- NC: Neighbourhood Centre
- SLC: Small Local Centre
- E: Employment
- E1: Employment
- E2: Employment
- CE: Community and Education
- OS: Open Space
- AOS: Active Open Space
- GB: Greenbelt
- AT: Agri-Tourism
- T: Tourism
- MU: Mixed Use
- PU: Public Utility
- SLB: Strategic Land Bank
- Action Plan
- Opportunity Site
- Road Objective - Long term
- Road Objective - Short Term
- Road Objective - Road Improvement
- Indicative Green Routes
- Core Retail Area
- Community Building
- Settlement Boundary
- LAP Boundary
- Indicative Through Access Route

Cox's Residence

Cox's Residence noted as;
RE - Existing Residential and
R15: Residential - 15/ha



Land Use Zoning Objectives
Map A

ADOPTED GREYSTONES - DELGANY AND KILCOOLE LOCAL AREA PLAN (LAP) 2013-2019



Wicklow County Council
Planning Section
September 2013



Drawn by: SW
Checked by: SW
Scale: NTS