

	<h1>Greystones-Delgany & Kilcoole LPF Variation No.4</h1>
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Who are you:	Group
Name:	Delgany Golf Club
Reference:	GDKLPF-140555
Submission Made	June 19, 2025 2:07 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.1 Town Centre Regeneration
- B.2 Residential Development

- B.3 Economic Development
- B.4 Tourist Development
- B.5 Community development, including schools, and active open space
- 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:

Please see attached

Please select which town you want to comment on:

Greystones/Delgany, Kilcoole

Observation relevant to the settlement:

Please see attached

Upload a File (optional)

Submission for Consideration -Greystones Delgany Kilcoole LPF - Delgany Golf Club.pdf, 0.49MB

Wicklow County Council
County Buildings
Whitegates
Wicklow Town
A67 FW96

19th June 2025

RE: SUBMISSION FOR CONSIDERATION - GREYSTONES-DELGANY & KILCOOLE LPF

To whom it may concern,

We write on behalf of Delgany Golf Club in order to make a submission to the above Local Planning Framework.

Please refer to the attached map. The area highlighted was zoned R.E. in the last L.A.P. It appears that these lands have been de-zoned entirely and that the boundaries of the Greystones/Delgany local area plan have been reduced to exclude these lands.

We request that residential zoning be returned to these lands, as the lands are ideally suited to infill development. They are in the middle of Delgany village, adjacent to the bus routes, all services and are serviced, are close to local schools, and are within walking distance of Greystones Railway Station.

The zoning as it currently stands should not be altered as it will have a material detrimental effect on the financial viability of Delgany Golf Club. They have a substantial bank loan outstanding and part of the Bank covenants is that the bank loan to value (LTV) of land/property does not fall below a certain value. If these lands are de-zoned it will have a major negative impact on the value of the club's property. This may then lead to Delgany Golf Club being in breach of their bank covenants and the bank may call in their loans.



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.

Additionally, the club has already incurred substantial professional fees and time in assessing their options on these particular sites, including Architectural, planning and valuation fees.

In the current housing crisis we suggest that it is entirely inappropriate to de-zone these lands which are so well located and serviced. We also suggest that reducing/shrinking the LPF boundary is also inappropriate.

Development on these lands would complete the urban streetscape on Bellevue Hill.

On behalf of Delgany Golf Club we request that this small infill parcel of land be zoned RN1 or RE in the draft LPF

We submit that a small infill residential zoning of these lands will be in accordance of the proper planning and sustainable development of the area.

We look forward to successful re-zoning of these lands.

Yours Faithfully

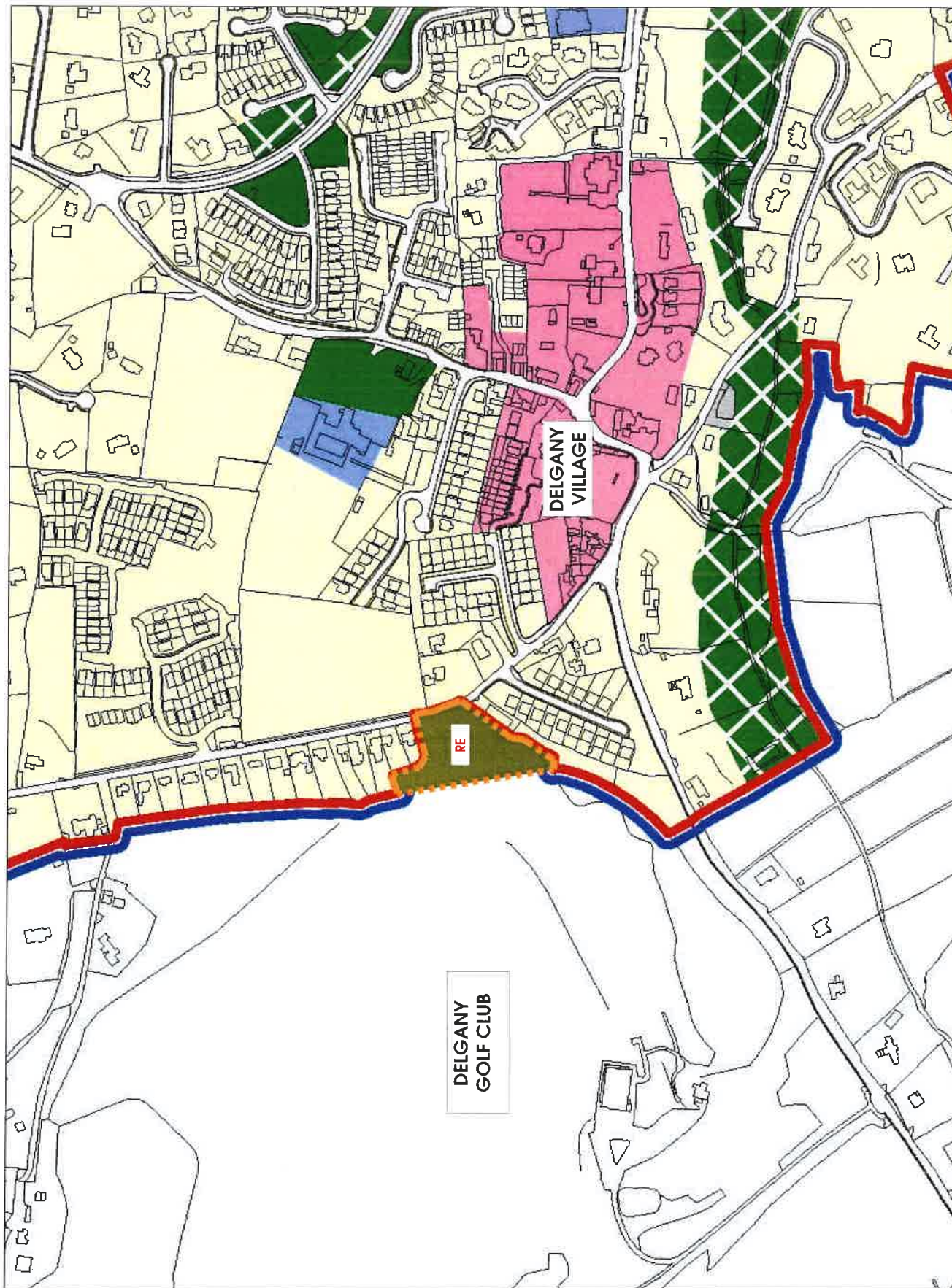


Michael Browne

PROPOSED LAND DELGANY GOLF CLUB

NOTE:

ORANGE out lined parcel of land indicates proposed area to be zoned Existing Residential (RE) as per the current Delgany and Kilcoole Local Area Plan (LAP) 2013-2019.



PROPOSED LAND AT BELLEVUE HILL, DELGANY - Scale 1:5000



bba architecture

SUITE 3, EDEN GATE CENTRE, DELGANY, Co. WICKLOW
TEL: 2876949 / 2876950, FAX: 2873521
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NOTE:

Map produced for diagrammatic purposes only. Do not scale.

Wicklow County Council
County Buildings
Whitegates
Wicklow Town
A67 FW96

19th June 2025

RE: SUBMISSION FOR CONSIDERATION - GREYSTONES-DELGANY & KILCOOLE LPF

To whom it may concern,

We write on behalf of Delgany Golf Club, in order to make a submission to the above Local Planning Framework.

Please refer to the attached map. The area highlighted was zoned special R-B in the last LAP. It appears that these lands have been de-zoned entirely and that the boundaries of the Greystones/Delgany local area plan have been reduced to exclude these lands. These lands have been zoned white or agriculture in the proposed draft LPF.

We request that the boundary of the new draft LPF be restored around these lands and that residential zoning be returned to these lands as the lands are ideally suited for infill development. These lands are within 600m or less from Delgany village, are serviced, close to the village and bus routes, all services and close to local schools and within walking distance of Greystones Railway Station.

The zoning as it currently stands should not be altered as it will have a material detrimental effect on the financial viability of Delgany Golf Club. They have a substantial bank loan outstanding and part of the Bank covenants is that the bank loan to value (LTV) of land/property does not fall below a certain value. If these lands are de-zoned it will have a major negative impact on the value of the club's property. This may then lead to Delgany Golf Club being in breach of their bank covenants and the bank may call in their loans.



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Dip Arch. Tech.



Additionally, the club has already incurred substantial professional fees and time in assessing their options on these particular sites, including Architectural, planning and valuation fees.

In the current housing crisis, we suggest that it is entirely inappropriate to de-zone these lands that are so well serviced and located. Development of these lands would complement existing dwellings on Bellevue Hill and on the access roads to these lands off Bellevue Hill.

On behalf of Delgany Golf Club, we request that this small infill parcel of land be zoned RN1 or RE. We submit that a small infill zoning on these lands would be in accordance with the proper planning and sustainable development of the area.

We look forward of a successful re-zoning of these lands.

Yours Faithfully

A handwritten signature in blue ink, reading 'Michael Browne', written over a horizontal line.

Michael Browne

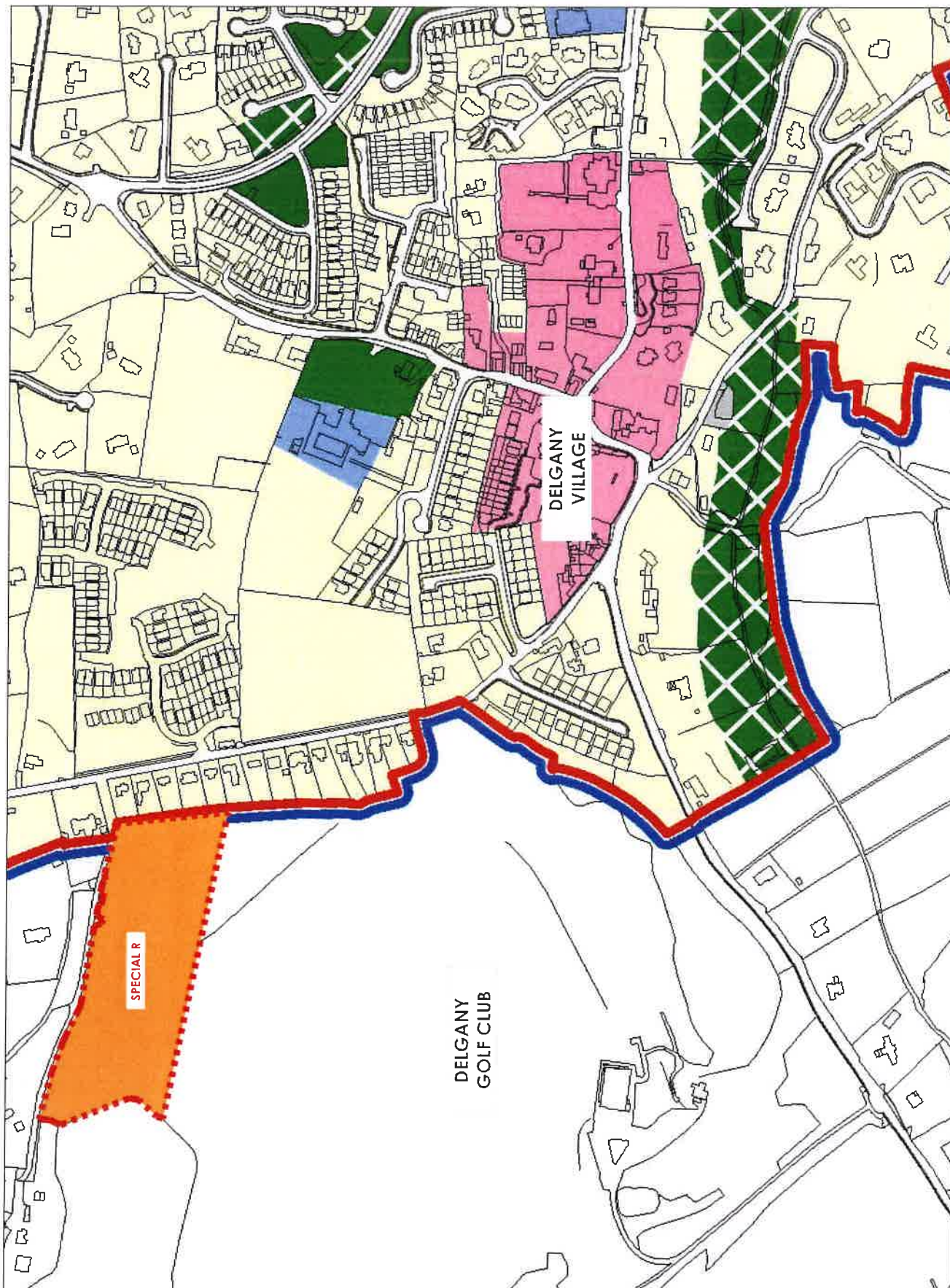
Enc.

**PROPOSED LAND AT
BELLEVUE HILL, DELGANY -
ADJACENT TO DELGANY
GOLF CLUB**

NOTE:

RED out lined parcel of
land indicates proposed
area to be zoned Special
Residential (Special R) as
per the current Delgany
and Kilcoole Local Area
Plan (LAP) 2013-2019.

SPECIAL R



PROPOSED LAND AT BELLEVUE HILL, DELGANY - Scale 1:5000



bba architecture

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