

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

|                        |  |
|------------------------|--|
| <b>Who are you:</b>    | Group  |
| <b>Name:</b>           | Sporting Greystones FC & Greystones Cricket Club |
| <b>Reference:</b>      | GDKLPF-191417                                    |
| <b>Submission Made</b> | June 20, 2025 7:42 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 2 of the Wicklow County Development Plan 2022-2028

## Local Planning Framework PART A Strategy

- A.1 Introduction

## Local Planning Framework PART B Settlement Specific Objectives.

- B.3 Economic Development
- B.5 Community development, including schools, and active open space
- B.7 Infrastructure, including transport and flooding
- B.8 Land Use Map and Zoning
- B.9 Specific local objectives (SLOs)

### Write your observations here:

This submission relates to the following specific objectives of the Local Planning Framework under Part B:

B.1 Town Centre Regeneration: While our proposal is not located directly in the town centre, it supports town vitality by enhancing quality of life and social infrastructure for families living in and around Greystones.

B.2 Residential Development: Our project supports existing and future residential growth by delivering essential recreational infrastructure in close proximity to large-scale housing developments such as Charlesland and surrounding estates.

B.3 Economic Development: By supporting large community-based club structures and regular sporting events, this facility will contribute to indirect local economic activity, including employment, local spending, and volunteer engagement.

B.4 Tourist Development: While not a primary objective, hosting cricket and football events could provide minor tourism value through visiting teams and their families.

B.5 Community development, including schools and active open space: This is the core focus of our submission. Our clubs currently have no full-sized football or cricket pitch within Greystones. The proposed rezoning would enable shared use between two community clubs, local schools (none of which have full-size pitches), and wider community stakeholders. This proposal directly addresses the area's identified shortfall in accessible, multi-sport infrastructure.

B.6 Heritage, biodiversity, and green infrastructure: The proposed site will be developed in line with best practices for low-impact sports infrastructure and will maintain substantial green areas. We will design the pitch layout and landscaping to enhance natural drainage and preserve biodiversity wherever possible.

B.7 Infrastructure, including transport and flooding: The site is located close to residential areas, schools, and public transport routes. This supports sustainable

access via walking and cycling. No major flood risk constraints are known for the 3-hectare portion proposed for rezoning.

**B.8 Land Use Map and Zoning:** We request the rezoning of 3 hectares of Folio WW21981F\_100441 from Employment to Active Open Space (ASO) and ask that this be reflected clearly on the updated zoning map.

**B.9 Specific Local Objectives (SLOs):** We propose that a new SLO be introduced to support the delivery of a shared football and cricket facility on the site, serving both clubs and the wider Greystones school and community network.

**Strategic Environmental Assessment / Appropriate Assessment / Other Topics:** As this submission is for rezoning only and proposes community-based, low-impact recreation development, we do not anticipate significant environmental or ecological concerns. Any future development would be subject to standard planning and environmental assessments as required.

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

Greystones/Delgany

**Observation relevant to the settlement:**

Introduction

Sporting Greystones Football Club (SGFC) and Greystones Cricket Club, wishes to submit the following observation in relation to Proposed Variation No. 4 of the Wicklow County Development Plan 2022–2028.

This submission specifically relates to:

Volume 2: Local Area Plan for Greystones-Delgany-Kilcoole

Part A: A.2 (County Development Plan strategy for Greystones), A.3 (Factors influencing future development), A.4 (Overall strategy)

Part B: B.5 (Community development incl. active open space), B.8 (Land Use Map and Zoning), B.9 (Specific Local Objectives)

We are requesting that a 3-hectare portion of Folio WW21981F, currently zoned for industrial use and owned by the Industrial Development Agency (IDA), be rezoned to Active Open Space (ASO) to facilitate the development of a shared community sports facility.

## Background

SGFC is a community football club founded in 2017, now serving over 300 boys and girls from Academy to U19 level. The club currently only has access to one undersized pitch (suitable for 9-a-side), and lost its previous full-size pitch rental in Bray. As a result, the club has over 100 children on a waiting list and no adequate facility to host regulation 11-a-side matches.

We are working in collaboration with Greystones Cricket Club (GCC), who are also seeking a permanent home for their growing membership, including dedicated girls and women's teams. Their current leased facility at Druid's Glen expires in 2025.

The clubs are jointly proposing to develop the 3-hectare site to include:

Two full-size football pitches (with seasonal overlap on the cricket outfield)

A full cricket square and outfield

A shared clubhouse with changing facilities

Community access for local schools

The site is ideally located near residential areas in Killincarrig, with safe access by

foot, bicycle, and public transport.

## Alignment with the Local Planning Framework

### Part A

A.2 & A.4: Our proposal directly supports the goal of providing sustainable, compact growth and liveable communities in the Greystones area. It ensures that new and existing populations have adequate access to active recreational space.

A.3: The subject site is undeveloped, strategically located, and highly accessible. It addresses the identified shortfall in zoned recreation land in the LAP.

### Part B

B.5: There is currently limited access to a full-sized football pitch in the Greystones school network—outside of the central area of the town and no accessible cricket facility in the town. This project will address both deficits and meet growing demand in youth and women's sports.

B.8: We request the zoning map be amended to rezone a defined 3-hectare portion of Folio WW21981F from "Employment" to "Active Open Space."

B.9: We request that a new Specific Local Objective (SLO) be included to support the delivery of shared, inclusive, multi-sport facilities on this site.

### Conclusion

We believe this proposed rezoning and facility development aligns strongly with the principles and priorities of the Wicklow County Development Plan and the LAP for Greystones. It represents a high-value, low-cost opportunity to deliver lasting community infrastructure at a time of significant local population growth.

We respectfully request that this proposal be fully considered and that the appropriate zoning changes and SLOs be incorporated into the finalised variation.



[Upload a File \(optional\)](#)

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

|                        |  |
|------------------------|--|
| <b>Who are you:</b>    | Group  |
| <b>Name:</b>           | Sporting Greystones FC & Greystones Cricket Club |
| <b>Reference:</b>      | GDKLPF-194427                                    |
| <b>Submission Made</b> | June 20, 2025 7:55 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 2 of the Wicklow County Development Plan 2022-2028

### Local Planning Framework PART B Settlement Specific Objectives.

- B.5 Community development, including schools, and active open space
- B.7 Infrastructure, including transport and flooding
- B.8 Land Use Map and Zoning
- B.9 Specific local objectives (SLOs)

### Write your observations here:

This submission relates to the following specific objectives of the Local Planning Framework under Part B:

B.1 Town Centre Regeneration: While our proposal is not located directly in the town centre, it supports town vitality by enhancing quality of life and social infrastructure for families living in and around Greystones.

B.2 Residential Development: Our project supports existing and future residential growth by delivering essential recreational infrastructure in close proximity to large-scale housing developments such as Charlesland and surrounding estates.

B.3 Economic Development: By supporting a large community-based club structure and regular sporting events, this facility will contribute to indirect local economic activity, including employment, local spending, and volunteer engagement.

B.4 Tourist Development: While not a primary objective, hosting cricket and football events could provide minor tourism value through visiting teams and their families.

B.5 Community development, including schools and active open space: This is the core focus of our submission. Our clubs currently have no full-sized football or cricket pitch within Greystones. The proposed rezoning would enable shared use between two community clubs, local schools (none of which have full-size pitches), and wider community stakeholders. This proposal directly addresses the area's identified shortfall in accessible, multi-sport infrastructure.

B.6 Heritage, biodiversity, and green infrastructure: The proposed site will be developed in line with best practices for low-impact sports infrastructure and will maintain substantial green areas. We will design the pitch layout and landscaping to enhance natural drainage and preserve biodiversity wherever possible.

B.7 Infrastructure, including transport and flooding: The site is located close to residential areas, schools, and public transport routes. This supports sustainable access via walking and cycling. No major flood risk constraints are known for the 3-



hectare portion proposed for rezoning.

**B.8 Land Use Map and Zoning:** We request the rezoning of 3 hectares of Folio WW21981F from Employment to Active Open Space (ASO) and ask that this be reflected clearly on the updated zoning map.

**B.9 Specific Local Objectives (SLOs):** We propose that a new SLO be introduced to support the delivery of a shared football and cricket facility on the site, serving both clubs and the wider Greystones school and community network.

**Strategic Environmental Assessment / Appropriate Assessment / Other Topics:** As this submission is for rezoning only and proposes community-based, low-impact recreation development, we do not anticipate significant environmental or ecological concerns. Any future development would be subject to standard planning and environmental assessments as required.

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

Greystones/Delgany

**Observation relevant to the settlement:**

This observation concerns the urgent need for community sports infrastructure within the Greystones/Delgany settlement area, with specific reference to the rezoning of land in Killincarrig to meet the recreational needs of the growing population. The proposed Active Open Space zoning will support inclusive, sustainable community development in one of Ireland's fastest-growing towns.

**Subject:** Request to rezone part of Folio WW21981F (Killincarrig, Greystones) from Employment to Active Open Space (ASO)

Write your observations here:

This submission relates to the following specific objectives of the Local Planning

## Framework under Part B:

**B.1 Town Centre Regeneration:** While our proposal is not located directly in the town centre, it supports town vitality by enhancing quality of life and social infrastructure for families living in and around Greystones.

**B.2 Residential Development:** Our project supports existing and future residential growth by delivering essential recreational infrastructure in close proximity to large-scale housing developments such as Charlesland and surrounding estates.

**B.3 Economic Development:** By supporting a large community-based club structure and regular sporting events, this facility will contribute to indirect local economic activity, including employment, local spending, and volunteer engagement.

**B.4 Tourist Development:** While not a primary objective, hosting cricket and football events could provide minor tourism value through visiting teams and their families.

**B.5 Community development, including schools and active open space:** This is the core focus of our submission. Our clubs currently have no full-sized football or cricket pitch within Greystones. The proposed rezoning would enable shared use between two community clubs, local schools (none of which have full-size pitches), and wider community stakeholders. This directly addresses the area's identified shortfall in accessible, multi-sport infrastructure.

**B.6 Heritage, biodiversity, and green infrastructure:** The proposed site will be developed in line with best practices for low-impact sports infrastructure and will maintain substantial green areas. Pitch layout and landscaping will be designed to enhance natural drainage and preserve biodiversity wherever possible.

**B.7 Infrastructure, including transport and flooding:** The site is located close to residential areas, schools, and public transport routes. This supports sustainable access via walking and cycling. No major flood risk constraints are known for the 3-hectare portion proposed for rezoning.

B.8 Land Use Map and Zoning: We request the rezoning of 3 hectares of Folio WW21981F from Employment to Active Open Space (ASO) and ask that this be reflected clearly on the updated zoning map.

B.9 Specific Local Objectives (SLOs): We propose that a new SLO be introduced to support the delivery of a shared football and cricket facility on the site, serving both clubs and the wider Greystones school and community network.

Strategic Environmental Assessment / Appropriate Assessment / Other Topics: As this submission is for rezoning only and proposes community-based, low-impact recreation development, we do not anticipate significant environmental or ecological concerns. Any future development would be subject to standard planning and environmental assessments as required.

## Introduction

Sporting Greystones Football Club (SGFC), with the support of all six Greystones councillors, wishes to submit the following observation in relation to Proposed Variation No. 4 of the Wicklow County Development Plan 2022–2028.

This submission specifically relates to:

Volume 2: Local Area Plan for Greystones-Delgany-Kilcoole

Part A: A.2 (County Development Plan strategy for Greystones), A.3 (Factors influencing future development), A.4 (Overall strategy)

Part B: B.5 (Community development incl. active open space), B.8 (Land Use Map and Zoning), B.9 (Specific Local Objectives)

We are requesting that a 3-hectare portion of Folio WW21981F, currently zoned for industrial use and owned by the Industrial Development Agency (IDA), be rezoned to Active Open Space (ASO) to facilitate the development of a shared community sports facility.

## Background

SGFC is a community football club founded in 2017, now serving over 300 boys and girls from Academy to U19 level. The club currently only has access to one undersized pitch (suitable for 9-a-side), and lost its previous full-size pitch rental in Bray. As a result, the club has over 100 children on a waiting list and no adequate facility to host regulation 11-a-side matches.

We are working in collaboration with Greystones Cricket Club (GCC), who are also seeking a permanent home for their growing membership, including dedicated girls and women's teams. Their current leased facility at Druid's Glen expires in 2025.

The clubs are jointly proposing to develop the 3-hectare site to include:

Two full-size football pitches (with seasonal overlap on the cricket outfield)

A full cricket square and outfield

A shared clubhouse with changing facilities

Community access for local schools

The site is ideally located near residential areas in Killincarrig, with safe access by foot, bicycle, and public transport.

Alignment with the Local Planning Framework

Part A

A.2 & A.4: Our proposal directly supports the goal of providing sustainable, compact growth and liveable communities in the Greystones area. It ensures that new and existing populations have adequate access to active recreational space.

A.3: The subject site is undeveloped, strategically located, and highly accessible. It addresses the identified shortfall in zoned recreation land in the LAP.

## Part B

B.5: There is currently no full-sized football pitch in the Greystones school network, and no accessible cricket facility in the town. This project will address both deficits and meet growing demand in youth and women's sports.

B.8: We request the zoning map be amended to rezone a defined 3-hectare portion of Folio WW21981F from "Employment" to "Active Open Space."

B.9: We request that a new Specific Local Objective (SLO) be included to support the delivery of shared, inclusive, multi-sport facilities on this site.

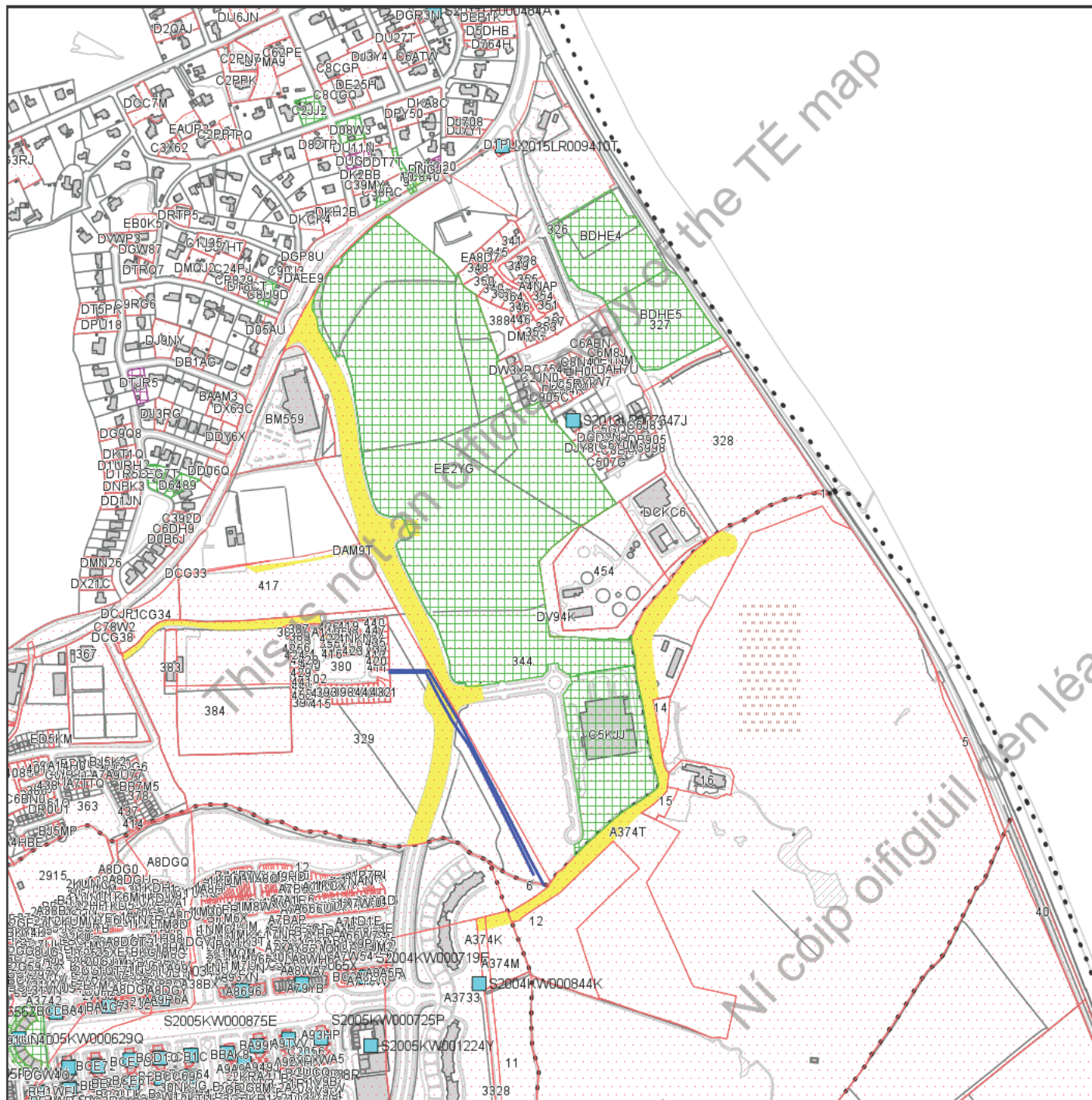
## Conclusion

We believe this proposed rezoning and facility development aligns strongly with the principles and priorities of the Wicklow County Development Plan and the LAP for Greystones. It represents a high-value, low-cost opportunity to deliver lasting community infrastructure at a time of significant local population growth.

We respectfully request that you fully consider this proposal and incorporate the appropriate zoning changes and SLOs into the finalised variation.

## [Upload a File \(optional\)](#)

Proposed land (1).pdf, 0.29MB



**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](http://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](http://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.

