

	<h1>Greystones-Delgany &amp; Kilcoole LPF Variation No.4</h1>
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<b>Reference:</b>	GDKLPF-121959
<b>Submission Made</b>	June 18, 2025 12:24 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.7 Infrastructure, including transport and flooding
- B.8 Land Use Map and Zoning
- Strategic Environmental Assessment
- Other topics

Please select which town you want to comment on:

Kilcoole

Observation relevant to the settlement:

Please see attached observations

Upload a File (optional)

HK Observation 18.06.25.pdf, 0.06MB

## **Observations on the Kilcoole Local Area Plan – Protecting Natural, Historical and Ecological Integrity**

I attended the Local Area Plan (LAP) consultation event in Kilcoole Community Centre on 29 May and [REDACTED] was extremely helpful in clearly explaining the Wicklow County Council's vision for the Kilcoole LAP. It was evident from the presentation and materials that the Council has gone to considerable lengths to ensure that the plan is both forward-looking and balanced — aiming to meet environmental obligations while also accounting for current and future residential, infrastructure, and community needs.

I commend the Council for the structured and inclusive approach it has taken in preparing this plan. It is clear a great deal of work has gone into anticipating both the seen and unforeseen challenges that Kilcoole may face in the years ahead.

With that in mind, I would like to respectfully offer the following observations in support of the Council's continued efforts to protect Kilcoole's unique identity:

### **1. Preservation of Natural Habitats and Biodiversity Corridors**

The Kilcoole area is home to nationally important habitats, including the coastal nature reserve, wetlands, and the nesting grounds of protected bird species such as the Little Tern and the Red Kite. I was heartened to see that these areas remain protected and undisturbed. Continued zoning restrictions in sensitive areas would support biodiversity, carbon storage, and climate resilience, in line with national and EU environmental objectives.

### **2. Maintaining the Integrity of Agricultural Land**

While recognising the need for sustainable population growth, I understand that the previous LAP already made provision for future residential development through phased zoning. It is my understanding that this strategic foresight reduces the necessity to rezone additional agricultural lands. In addition to preserving these lands it not only protects the rural character of Kilcoole but also helps maintain green buffers and food-producing potential.

### **3. Safeguarding Historical and Cultural Landscape Features**

Kilcoole's heritage — including its historic field boundaries, laneways, and vernacular buildings — is a defining feature of its character. It was very evident from reviewing the LAP and speaking to Sorcha Walsh that the LAP, where possible, will continue to promote policies that retain and sensitively incorporate these features into any new development to maintain a sense of place.

### **4. Support for Infrastructure-First Development**

I welcome the LAP's sensible focus on ensuring infrastructure grows with the community. Roads, schools, footpaths, and services should be planned alongside housing. It's also important that new public transport routes are designed carefully to avoid flood-prone areas and areas of natural beauty and critical natural habitats.

### **5. Protection of Coastal and Flood-Prone Zones**

The Council's recognition of the importance of coastal zone management is appreciated. I encourage the continued protection of flood-prone areas and the enforcement of building restrictions in zones vulnerable to erosion or sea-level rise. The "worst-case scenario" forecast of potential flooding highlights the foresight the council has to future-proof vulnerable areas.

6. **Enhancing Green Spaces and Community Wellbeing**

The inclusion of public green areas and the protection of green corridors for both recreation and biodiversity is an excellent feature of the current plan. These should remain a priority, ensuring that as Kilcoole grows, the quality of life for residents is not compromised.

7. **Avoiding Ad-Hoc Rezoning**

I support the Council's structured approach and urge that the integrity of the LAP not be diluted by piecemeal rezoning outside of the agreed framework. This helps ensure that planning decisions remain transparent, consistent, and in the public interest.

In summary, I would like to acknowledge the depth of planning and foresight reflected in the current LAP and thank the Council team, particularly those involved in community engagement. These efforts contribute meaningfully to the sustainable and respectful development of Kilcoole, and I offer these observations in a spirit of shared commitment to protecting its natural and cultural heritage.