



Greystones - Delgany & Kilcoole Draft LPF Amendment Stage Submission - Report

Who are you:	Group
Name:	Delgany Community Council
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Topic

LAP - Proposed Material Amendments No 26 Submission

Submission

This submission is on behalf of Delgany Community Council. The council met on 4th of November and decided to oppose Proposed Material Alteration no. 26 to amend zoning of lands at Bellevue Demesne measuring c. 12.5ha from unzoned/outside the LPF boundary to AOS 'Active Open Space'.

The zoning would extend the town boundary to an area that has no access to public transport and where the road network is inadequate. While we support the provision of additional sports facilities given the lack of same in the area, we believe that this site is not the most suitable site for such a development. Sports facilities should be easy to access, close to public transport when feasible and served by a road network that can accommodate the increase in traffic.

This site is located very close to the Glen of the Downs S.A.C. and as such it should merit additional protection to safeguard its biodiversity and native flora and fauna. The site is on a steep slope and heavy engineering works would be needed in order to allow the construction of 4 playing fields as well as the proposed track which would run around the perimeter of this proposed facility.

Road frontage is limited for this site and the site access would be forced to go right through the native

wetlands and across the Brown Trout stream. Our County Development Plans includes a requirement to protect the riparian zone, this has not happened on this site .Indeed serious tree felling and clearance has taken place recently causing the destruction of hedgerows and native trees such as ash and alder.

Extensive lighting would be needed for the proposed pitches and also for the running track. This would interfere with nocturnal wildlife, especially the bat population.

This site is a key part of the wildlife corridor between the Glen of the Downs, Bellevue Woods and Kindlestown Woods affording a safe environment for wildlife.

We support the reasons for opposing this zoning that were presented in the Chief Executive's report and the SEA Environmental Report for Proposed Material Alterations. There are also potential archaeological concerns with developing this site due to historic archaeological sites in the vicinity nearby.

We hope that our elected representatives will see the value of this site to our local biodiversity. The mature native woodlands of our Glen of the Downs must be protected and neighbouring lands need to be retained in order to create a buffer zone. No amount of landscaping and new hedging will replace the richness of what has been there for thousands of years.

Paul Armstrong (Chairperson, Delgany Community Council)

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