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Greystones, Co. Wicklow.

18th June 2025.

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Submission to Greystones Draft Development Plan.

DART+South. Currently this service is 30 minute best frequency because of the single track from Bray. Bray has a 10 minute frequency. This is the only single track system in the Greater Dublin area and this severely restricts frequency. Irish Rail are planning a 20 minute service frequency by putting a passing loop near the mouth of the South tunnel. This should be specifically allowed in this plan. However the Jacobs Report of 2019 said this would also need to be double tracked to Greystones Station for a 20 minute frequency. This would mean a new bridge at La Touche Place. This should also be provided for in the Plan. Irish Rail also are talking about providing DARTs to Kilcoole & Wicklow. The single line will mean a frequency of less than every 30 minutes. Double tracking from Greystones to Charlesland, or possibly Kilcoole, would allow considerably better frequency. This should be specifically allowed in the plan. A train depot could be placed in Charlesland which would assist replace some storage space lost in Bray due to the enhanced Greystones service.

Employment. Greystones has the lowest percentage of people employed locally of any town or settlement in Wicklow. While there is some undeveloped commercially zoned land this has been zoned for around 30 years but nothing has happened. I think that lower specification commercial buildings are needed and would be viable and are needed. The developers try to develop office specification units but there has been no demand for these. Some developers of warehouse+ units have tried to buy the zoned land but were not able to. There are no units available for traders who want modest 500 sq.m 'warehouse' type buildings. The ones in Kilcoole are busy and also 2 sites in Greystones that probably have pre 1963 units. Thus there is demand, more than for higher specification offices which are more expensive. Some of the undeveloped ex IDA land near the Injection Moulding factory should be zoned for this purpose.

Tourism. Greystones, with the deepest harbour in Wicklow, is well placed for yacht tourism

These tend to be high spenders. It is on the direct line from Lands End and Rosslare to Scotland and a good place to call into. Also close to Welsh yacht tourism. This needs to be encouraged and should be mentioned.

Charlesland Golf Club. As mentioned there is a need for more open space recreation which is apparently on the plan. A plan should include:

Sports pitches, some light industrial land probably between the injection moulding factory and the railway, future development of say 200 houses, more access and walks. Road access would need improvement. This should be shown on the Plans from beside the injection moulding factory or possibly between Seabourne buildings. Space should be reserved for double tracking the railway.

Land needs to be zoned and provided for:

A **recycling** Centre which is present in each other Municipal District and 2 in some areas, but none in Greystones.

A **bus depot**. Buses originate from Greystones district and travel North. It makes most sense to store them on the periphery of their journey. This saves time and should produce a more reliable service. Land should be zoned for this.

An **Arts Centre** is needed.

Sincerely
Derek Mitchell

