



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

Who are you:	Group
Name:	Board of Management, Temple Carrig Secondary School, Greystones
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Topic

LAP - Proposed Material Amendments No 19 Submission

Submission

Please see attached written document setting out our observations

Topic

LAP - Proposed Material Amendments No 27 Submission

Submission

Please see attached written document setting out our observations

File

Proposed Material Alteration WCC CDP.docx, 0.02MB

Comment on proposed amendments to the Wicklow County Development Plan from the Board of Management of Temple Carrig School

Proposed Material Alteration No 19

Temple Carrig School would be deeply concerned at any proposals to reduce the potential for development of the lands currently zoned Active Open Space in SLO 4

The lands zoned OS1 represent an important community resource, part of which are expected to be developed as a pitch for local community use. Temple Carrig School would welcome the development of an all weather pitch on those lands as part of the planning gain and provision of community facilities associated with the largescale residential development on the adjacent lands. The school would welcome access to the pitch given the serious pressure on existing pitches and would encourage;

- The construction of a pitch at the earliest possible stage in the development
- The use of a pitch which has a surface which can accommodate a range of sports, including hockey and other ball sports (sand dressed artificial surface).
- By way of example the original pitch at Temple Carrig School was a sand dressed all weather pitch which was able to accommodate a wide range of sports including hockey, soccer, and Gaelic football. It was also used for athletics.
- Through the provision of a pitch of this nature, there is real potential to add to the sports facilities in the area, to support the provision of sport in local schools and to create access to facilities which could complement Temple Carrig's Olympic standard pitch to make Greystones a major regional location for hockey, hosting regional, national and international tournaments.

We would request amendments to the Material Alteration as follows and **highlighted in yellow**;

Amend SLO4 Text as follows;

1. Amend the paragraph "The majority of the required" on page 27 as follows

The majority of the required open space as detailed above shall be provided in the form of 1 or 2 highly accessible large parks that provide for both active and casual recreation that include playgrounds, MUGAs and playing pitches / courts; **at a minimum a separate full size (i.e. 90m x 145m) multi-sport (including hockey – 92m x 55m) all weather pitch, mixed use all weather sports courts (suitable in size and finish for a range of uses) and an allweather 7-a-side pitch (60m x 40m),** which shall be devoted to the use by local schools, clubs and have public access **(including a pedestrian connection to the adjacent school campus)** accompanied by appropriate infrastructure and, including parking where necessary and service / management buildings

2. Amend the paragraph commencing "community facilities" as follows;

Community facilities, including a multi-functional fully fitted indoor space (e.g. suitable for indoor sports / recreation, arts / cultural, and social / community use) of at least 600sqm and a full size (90m X145m) multisport (including hockey at 92m x 55m) all weather pitch shall be provided within the SLO area in the first phase of development to meet the needs of the new and existing residential community and schools/sports clubs in the area; in determining requirements for community facilities, a community services audit shall be carried out. This community services audit should take into account and explicitly respond to the analysis and recommendations set out in the Social Infrastructure Audit accompanying the LPF and also address the needs of local schools seeking sports facilities to respond to curricular and extra curricular activities on public lands.

Proposed Material Alteration No 27

This proposed material alteration directly effects the lands at Temple Carrig School and in particular the provision of additional and much needed buildings and facilities and would make the following points;

1. Temple Carrig School operates in a constrained elevated site at Coolagad. Although designed and built for 750 pupils, the school now accommodates over 950 pupils and has plans to increase to 1,000 pupils when additional facilities sanctioned by the Department of Education are put in place. The School will shortly be seeking planning consent for a new extension to allow capacity to grow and for additional sports facilities.
2. At present the School has limited sports facilities on campus and has to bus students to sports clubs off Mill Road for training and matches. This is not a safe, sustainable or environmentally friendly option
3. The proposal to amend the existing RE Zoning to Active Open Space as part of the creation of SLO 13 arises from the very kind and generous willingness of the land owner to make this land available for use by the School for sports purposes on a long term philanthropic basis. This land, which the School intends to develop for sports pitches (subject to permission) will create a much needed additional sports and recreational resource for the School community, which will be accessible to adjacent schools by arrangement and made available to community groups, in like manner to the existing arrangements at the school for providing community access to school facilities by arrangement. It is important to recognise that the nature of this provision for Active Open Space within the SLO 13 Area, is the largest portion of the land within the area which is a very generous allocation for AOS within the area covered by the SLO.
4. One of the significant constraints to the school campus is the area of the stream and its direct curtilage to the south of the site. Portion of the stream has been culverted to allow road access to Temple Carrig School. For health and safety reasons the rest of this area is at present fenced off and is completely inaccessible to the school. The land in its current condition is unusable and represents a significant loss of amenity to the School.
5. The current SLO 4 designation of this part of the site and the blanket inhibition on development directly adjacent to the watercourse has the real potential to further seriously inhibit the provision of much needed educational and sporting facilities at the

School. It has the potential to limit the full extent of a potential extension to the School building and the development of much needed additional sports facilities to serve the School and the wider community. Instead of a blanket restriction on development, we would request that the SLO 13 remove the OS2 designation and instead allow consideration of the site and any proposed development of the site covered by the SLO 13 to be addressed in the context of any specific planning applications. This would allow for any developments to properly and sensitively address the challenging topography of the site and to provide the planning authority with specific proposals on the interaction on the boundary of developments with the watercourse as appropriate in light of proposed zoning and land use objectives.

Accordingly, we would suggest new text for SLO 13 as follows;

SLO 13 – Coolagad East

This SLO is located in the townland of Coolagad and measures c1.3ha. This SLO is comprised of:

- c. 0.4ha zoned RN1 ‘New Residential – Priority 1’.
- c. 0.9ha zoned AOS (Active Open Space)

Any development proposals for SLO 13 shall comply with the following:

- Vehicular Access to the RN1 lands in this SLO shall be via Waverly Avenue.
- Access for pedestrians and cyclists to the RN1 lands in the SLO only shall be provided through the RN1 lands into SLO4 Coolagad.
- Sports and recreation facilities will be delivered on lands zoned AOS Active Open Space by the adjacent school and these facilities shall be used by the School and accessible by other schools and community groups, subject to arrangements made by the School (taking account of health and safety, safeguarding and maintenance/insurance issues)
- individual applications for development within SLO13 or the adjacent lands zoned Community and Educational shall directly address the relationship of such development with the adjacent stream and watercourse, mindful of biodiversity, natural heritage, maximising limited land use and health and safety concerns given the proximity of schools and nearby residential areas.