

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

Who are you:	Private Individual
Name:	Nicky and Dominic Cox
Reference:	GDKLPF-140022
Submission Made	June 19, 2025 2:01 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.8 Land Use Map and Zoning

Write your observations here:

See Attached

Please select which town you want to comment on:

Greystones/Delgany, Kilcoole

Observation relevant to the settlement:

See Attached

Upload a File (optional)

Submission for Consideration -Greystones Delgany Kilcoole LPF - Nicky and Dominic Cox.pdf, 0.27MB

Wicklow County Council
County Buildings
Whitegates
Wicklow Town
A67 FW96

17th June 2025

RE: GREYSTONES, DELGANY AND KILCOOLE LOCAL PLANNING FRAMEWORK

To whom it may concern,

We write on behalf of our clients Nicky and Dominic Cox, regarding a submission on their lands to the above draft LPF, in particular, SLO 6 in Kilcoole.

In the draft LPF it is proposed to zone part out our clients garden as OS2. We believe this is inappropriate as the lands are in use as a private residential garden and provide residential amenities which the proposal OS2 zoning will not provide.

We also note that in the written statement for SL06, OS1 is referred to rather than OS2, this is more appropriate as there are no steep slopes or flooding in this area.

We further note that there are currently unkept and wild lands to the west of our clients holding which might be more appropriately zoned OS1 or OS2 rather than CE.

Nicky Cox has sold part of his holding to his son Dominic who has recently returned from Australia and intends to build a dwelling on his portion of the lands, please refer to the attached land registry map.



Suite 3, The Eden Gate Centre, Delgany, Co. Wicklow, A63 C966.
Telephone: + 353 (1) 287 6949 Email: info@bba.ie Website: www.bba.ie

Contact

Michael Browne
Luis Reis
John Healy

Chartered Engineer, M.I.E.I M.I. Struct E, Dip. Const. Law, Dip. EIA Mgmt.,
B Arch, MRIAI
Dip Arch. Tech.

We further note that the trees on the southern boundary on our clients garden are suffering from Ash Dieback and will need to be removed presently.

We further suggest that RN1 zoning rather than RN2 is more appropriate for these lands as per the attached map, given the current housing crisis and the Ministers impending directives.

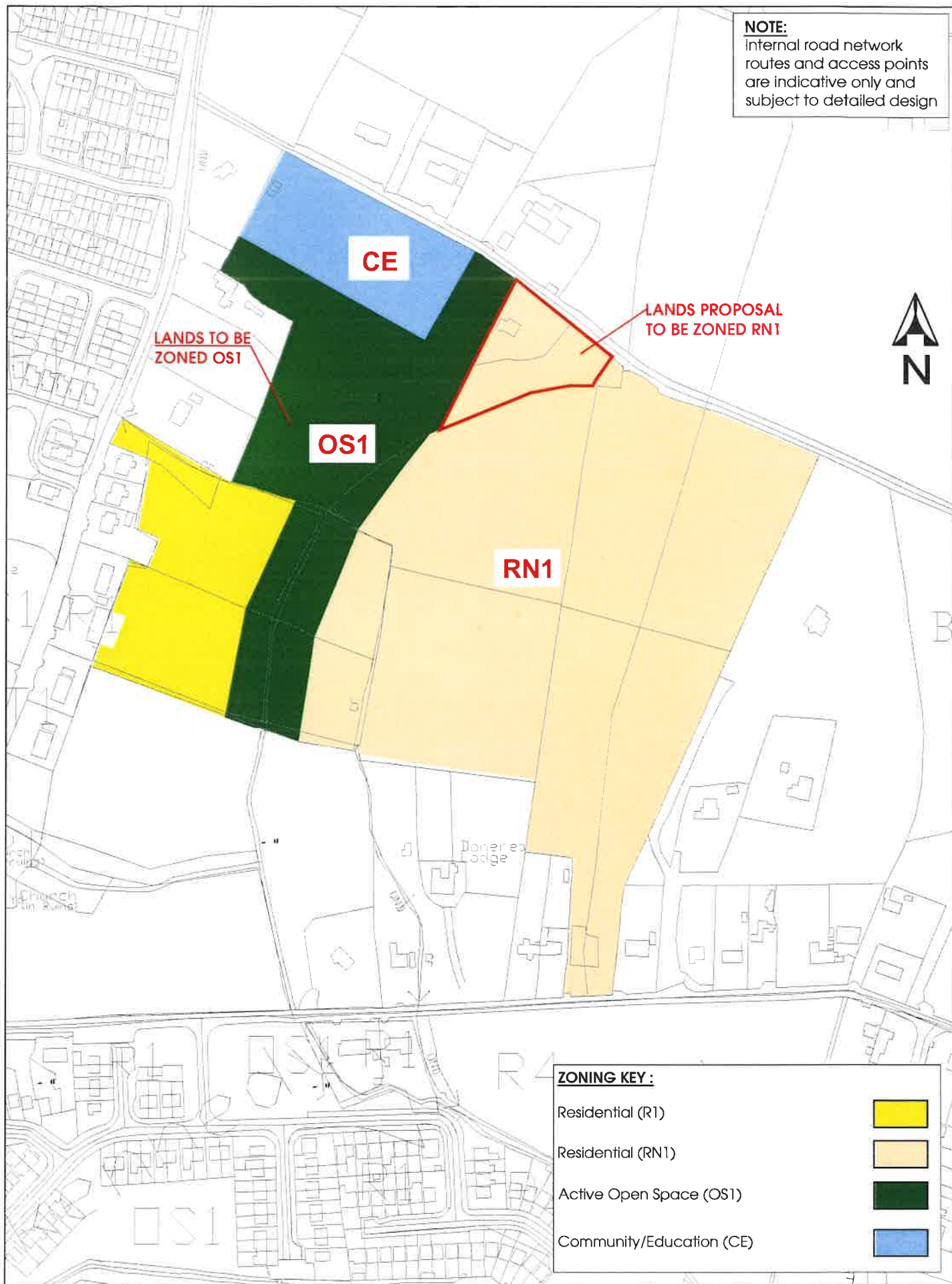
We suggest the zonings as per the attached map are in accordance with the proper planning and sustainable development of the area.

We look forward to a positive zoning

Yours Faithfully

A handwritten signature in dark ink, appearing to read 'Michael Browne', written over a horizontal line.

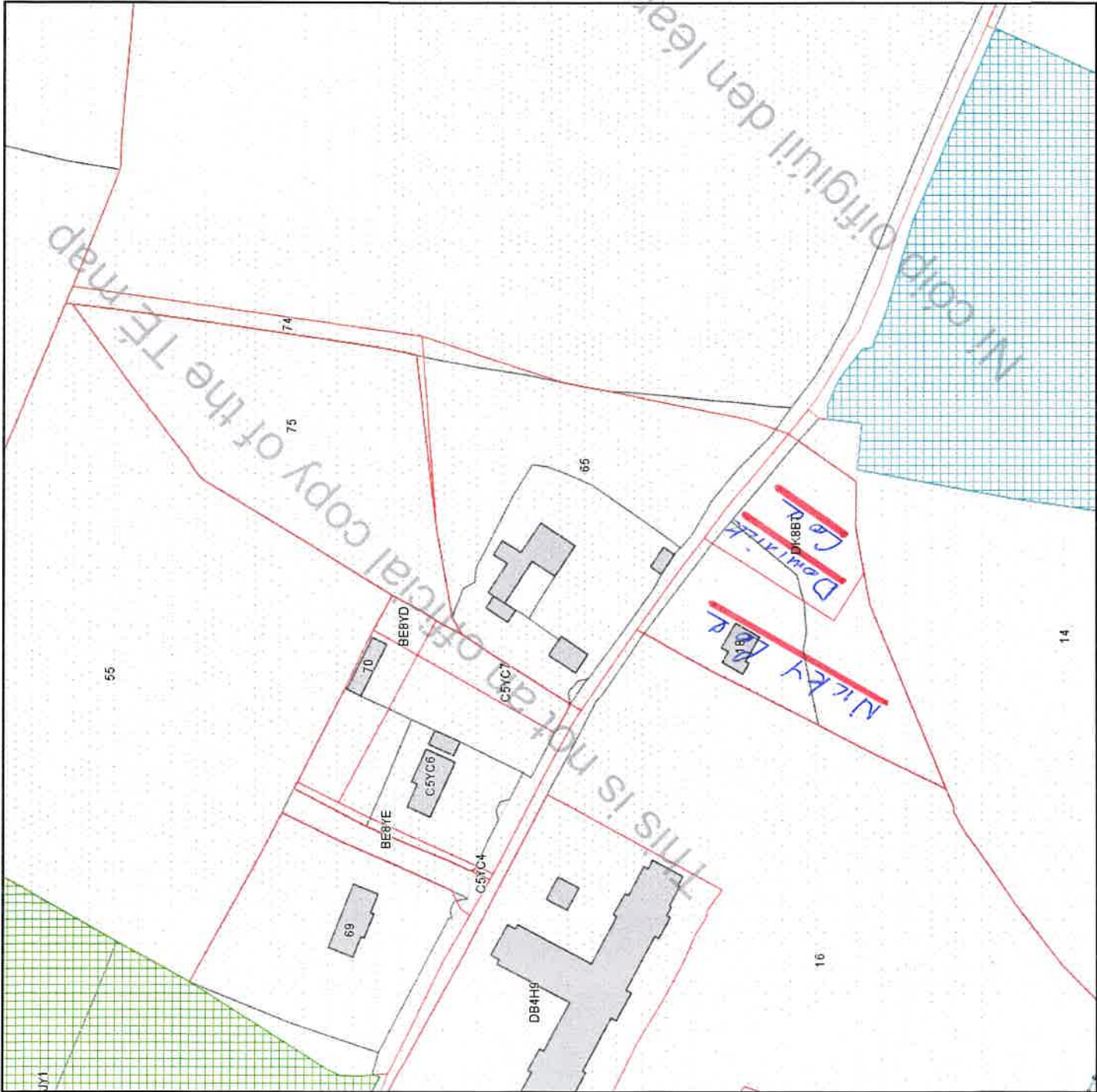
Michael Browne



PROPOSED AA1 LANDS AT KILCOOLE - Scale 1:2500
MAP NO.2 - ZONING

REV. #

NOTE:
 Map produced for diagrammatic purposes only. Do not scale.



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 T&E Surveying mapping. Where T&E Registration maps are printed at a scale that is larger than the T&E Surveying scale, accuracy is limited to that of the T&E Surveying map scale.

For details of the terms of use and limitations of scale, accuracy and other conditions relating to T&E Registration maps, see www.tailte.ie.

This map incorporates T&E Surveying map data under a licence from T&E. 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

Tailte Éireann Registration operates a non-conclusive boundary system. The T&E Registration map identifies properties not boundaries meaning neither the description of land in a folio nor its identification by reference to a T&E 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.

