

	<h1>Greystones-Delgany &amp; Kilcoole LPF Variation No.4</h1>
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Who are you:	Private Individual
Name:	Rori Coleman
Reference:	GDKLPF-100750
Submission Made	June 17, 2025 10:17 AM

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 2 of the Wicklow County Development Plan 2022-2028

## Local Planning Framework PART A Strategy

- A.2 County Development Plan strategy for Greystones – Delgany & Kilcoole

## Local Planning Framework PART B Settlement Specific Objectives.

- B.2 Residential Development
- B.6 Heritage, biodiversity and green infrastructure
- B.7 Infrastructure, including transport and flooding
- B.8 Land Use Map and Zoning
- Strategic Environmental Assessment

**Write your observations here:**

June 17th 2025                      Deirgne  
Blackberry lane  
Delgany  
Co. Wicklow  
[REDACTED]

Dear Madam/Sir,

Below is my submission for the: Proposed Variation 4 to the Wicklow County Development Plan 2022 - 2028 (related to draft Greystones - Delgany & Kilcoole Local Planning Framework)

I would like to comment on the lands on Blackberry Lane, south of Three Trouts River.

I fully support the council in their strategy "that the currently unzoned lands should not be zoned for new development and zoning be removed from the following four locations (a) high elevations of Bellevue Hill, (b) the lands at risk of flooding on the west side of Bellevue Hill, (c) the R-Special lands to the west of Bellevue Hill and (d) Blackberry Lane south of Three Trouts River".

I live beside a wet woodland area on Blackberry Lane. I can personally attest to the issues of very high/extreme groundwater and I have first-hand experience of a building project that has impacted the groundwater. This is relatively small development and if it has significant drainage issues then imagine a larger development and consider the water/drainage issues that would create.

Again I can personally attest to the difficulties of the narrowness of Blackberry Lane, we live on the very narrow part of the lane where two cars cannot pass, meaning if two cars meet one car has to reverse around a blind bend and on a very steep part of the road. It's bearable with the current population of Blackberry

Lane that choose to drive this part of the lane, however any form of development will increase traffic and therefore increase the possibility of accidents. Keeping in mind that the Lane is used by many walkers and families with children.

The land south of Blackberry Lane is abundant with wildlife. The biodiversity in and around The Three Trouts River has been well documented, with supporting documentation from Inland Fisheries Ireland.

In 2022 when the Ronan Group Real Estate (RGRE) tried to appeal the decision against their proposed development, I wrote a planning observation. The points in this planning observation are the same points I would make now. John Spain Associates on behalf of RGRE J&R Stylebawn Ltd. tried to sell the idea that they could build two apartment blocks and 73 terraced houses on these lands (north and south of Three Trouts Stream) as they said, "without altering the character of the area". It was of course completely untrue. The character of the area and the biodiversity would be forever destroyed by this level of development.

Summarising those points from my 2022 observation:

Any major development would radically alter the existing biodiversity of the Three Trouts River and it's existing floodplain.

Any major development would decimate the landscape and take out hundreds of mature trees. These trees provide an extensive carbon sink.

Wildlife habitats will be destroyed.

For all of these reasons above I believe there should never be any large scale development on these lands south of Three Trouts River and I support and applaud the council in recognising the highly sensitive environmental nature of these lands, and in protecting the Annex 1 habitats and the precious Three Trouts River.

Sincerely

Rori Coleman

Please select which town you want to comment on:

Greystones/Delgany

Observation relevant to the settlement:

June 17th 2025 Deirgne

Blackberry lane

Delgany

Co. Wicklow



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[Upload a File \(optional\)](#)