



Greystones-Delgany & Kilcoole Local Area Plan Submission - Report

Who are you:	Agent
Name:	Alan Farrelly Architecture on behalf of Paul Sutton
Email Address:	[REDACTED]
Reference:	GDKLAP-151831
Submission Made	January 31, 2024 3:30 PM

Topic

Economic Opportunity - Tourism - Shops & Services - Community Facilities

Submission

Please see attached

Topic

Heritage - Biodiversity- Green infrastructure- Climate Action- Energy

Submission

Please see attached

File

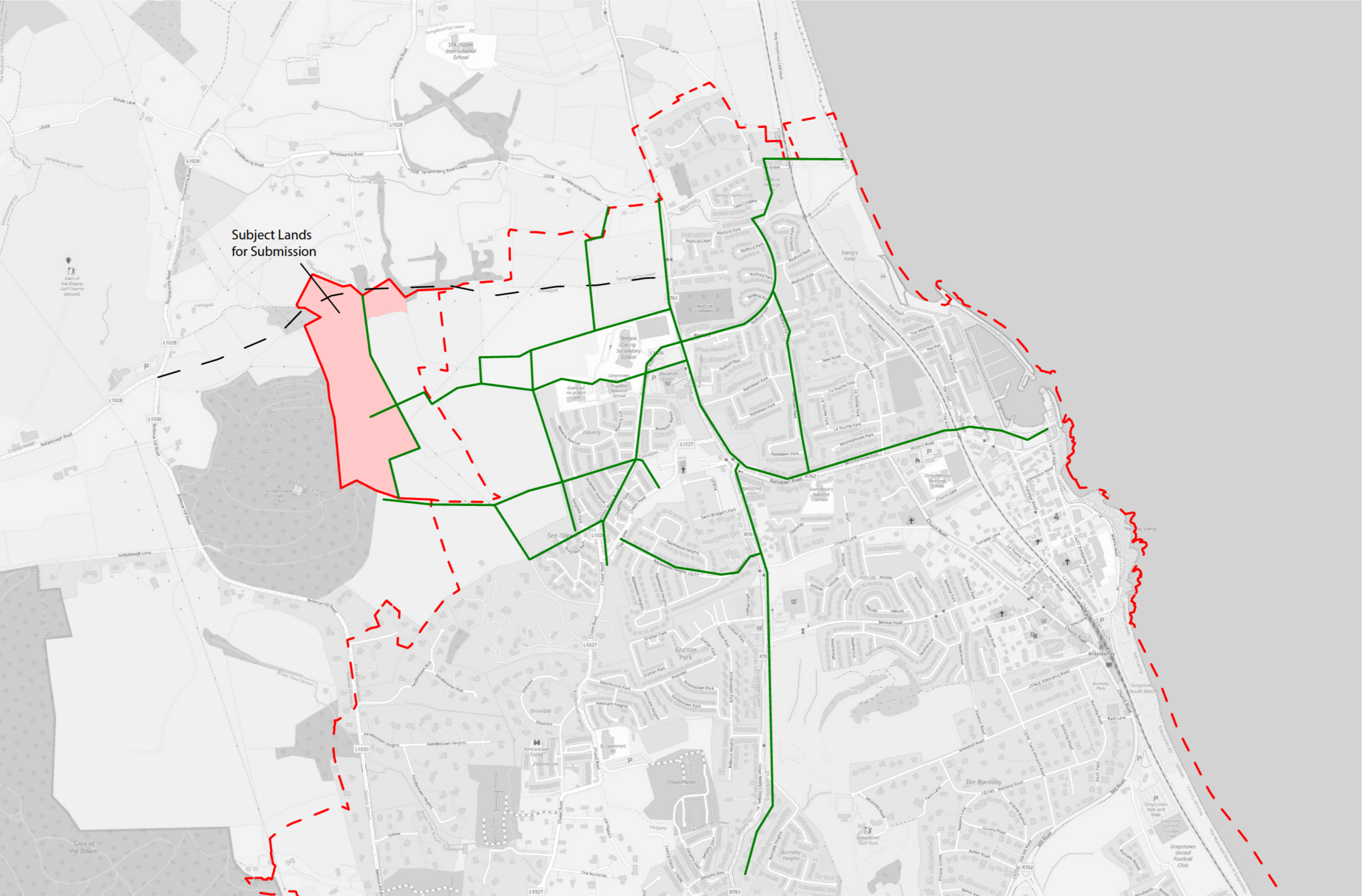
Blacklion Zoning-2 _3_.pdf, 4.48MB

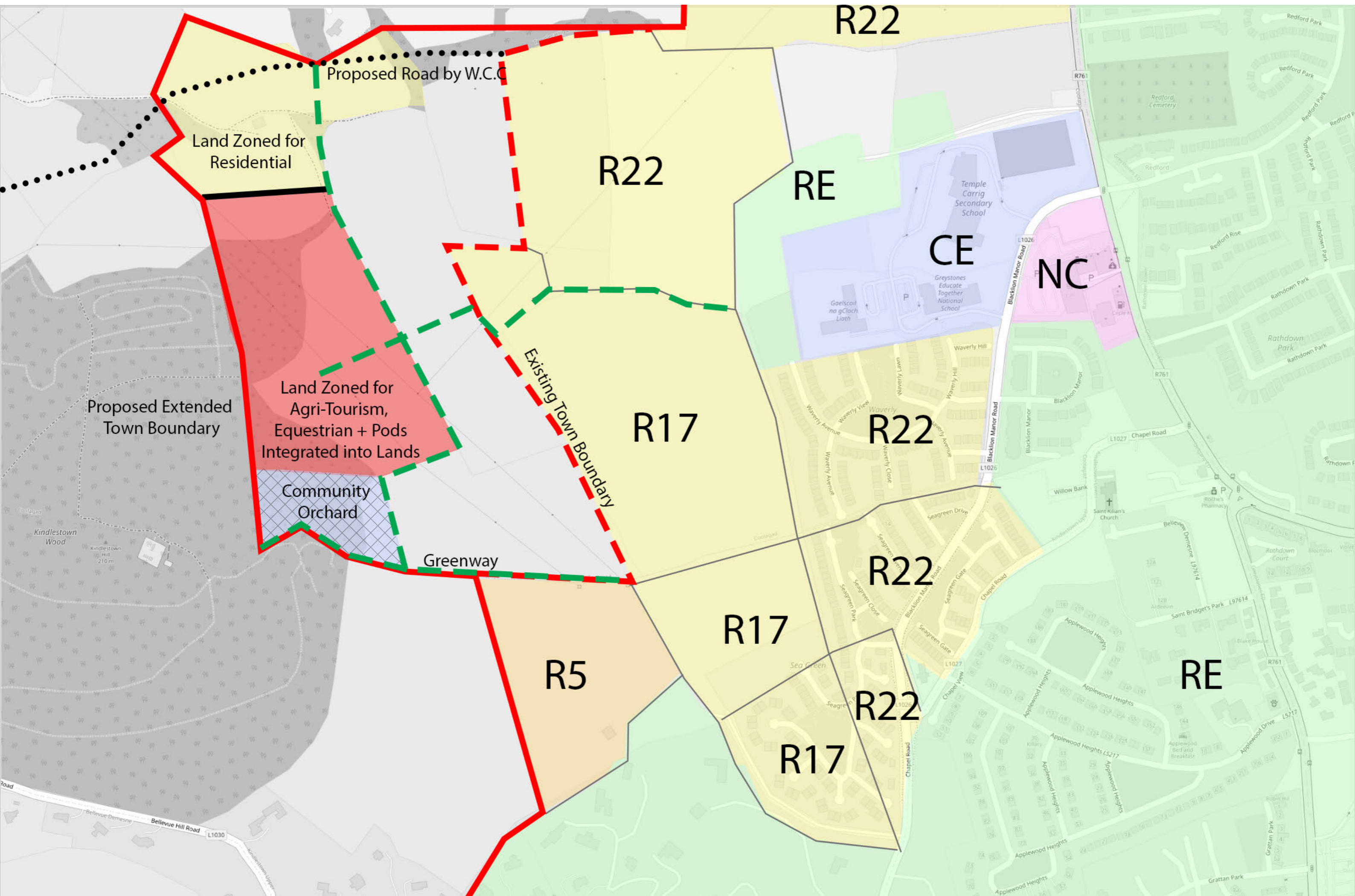
Sutton Land_Dev Plan Submission _1_.pdf, 0.06MB

Greystones Community Orchard Feasibility Study Scoping draft 180523.pdf, 0.43MB

Coolagad Pre Planning Doc.pdf, 0.75MB

Subject Lands
for Submission





Proposed Road by W.C.C.

Land Zoned for Residential

Land Zoned for Agri-Tourism, Equestrian + Pods Integrated into Lands

Community Orchard

Proposed Extended Town Boundary

Existing Town Boundary

Greenway

R22

R22

RE

CE

NC

R17

R22

R22

R17

R5

R22

R17

RE

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GREYSTONES-DELGANY & KILCOOLE LOCAL AREA PLAN

SUBMISSION

BY PAUL SUTTON

31st January 2024

To Whom It May Concern

Further to the invitation of submissions for the new Greystones-Delgany and Kilcoole Local Area Plan, we wish to make the following submission on behalf of our client Paul Sutton.

The attached maps indicate the land owned by our client.

Our submission centres around the request for:

- a. The revision of the town boundary to include our clients land.
- b. The re-zoning of this land to allow for Agri-Tourism and Accomodation, for a section of Residential along the proposed new feeder/link road and for a section as a community orchard.

The land subject of this submission is located just outside of the town boundary as can be seen by the maps. The current development plan illustrates major infrastructure work and also a number of greenway routes up to this land. We think it's appropriate and prudent at this stage to consider a comprehensive plan to explore the full potential of the greenway links, tourism potential and the appropriate residential development that this land offers and can contribute to the overall vision and sustainability of the local area development plan.

Greenway - The greenway routes proposed in the current development plan are indicative. The relevance of the lands subject of this submission is that this land links up with Kindlestown Woods and would act as great connector for a greenway linking the coast to the mountains of wicklow. Altering routes through the lands here can offer both cycling ways and walking ways. It is important with any greenway

which can be exemplified in the success of the likes of the Waterford and Westport Greenway in having facilities, points of interest and visitor accommodation along these ways. The provision of the community orchard is a great way of providing an amenity to the community, a point of interest for visitors and leads to the expansion of lightway, eco friendly accommodation which is integrated into the landscape in a way which is unnoticeable on the hillside.

Community Orchard- Potential Greystones Community Orchard & Food Forest (GCOFF) at Coolagad, the following comments are made by Donal Flynn in relation to this.

- Work is underway on the Site Investigation & Masterplanning study by Foodtree, fronted by Jason McCormack. Jason is a qualified organic horticulturist, originally from Bray but now living in Co Clare. The study should complete by mid Feb. Codling Windpark is sponsoring the cost of the study for us.
- Along with the landowners Paul & Renee Sutton we have agreed the approximate location for the GCOFF within the Suttons landholding, just below the top of Kindlestown Hill overlooking Greystones. The Suttons are prepared to allocate c 3 acres for our GCOFF.
- We are engaging with Mark Costello, Climate Action Coordinator with Wicklow County Council, to assist us in confirming the optimum routing for a “Greenway” walking (and cycling?) trail up to the top of Kindlestown Hill that would begin at the back of the existing SeaGreen and Waverly housing estates. This Greenway would connect with and provide access to the Coillte Woods at the top of the hill and also pass by and provide access to the proposed GCOFF. Mark has offered to provide assistance to us in getting right of way clearances from the existing landowners for the Greenway and also help us in getting clearance approvals thru WCC.
- We have engaged with Julie Sammler, Community Climate Action Officer with WCC, who is responsible for the Community Climate Action Fund (CCAF) at WCC. Julie has indicated that she would see the GCOFF as an ideal project to receive funding from CCAF. Funding of up to €100,000 would be available. If secured this amount of money would allow us to build the perimeter fencing and gates around the GCOFF, complete the internal roadways and trails, establish infrastructure like toilets and sheds and allow us to plant the initial phase of trees and bushes.
- Assuming that we can secure rights of way clearances for the Greenway by the end of Feb, and get WCC to commit to completing the Greenway itself, then we’d hope to be in position to submit an

application for funding to the CCAF by March 6 upcoming. This will be a hard stretch.

- However, even if we miss this round of funding, a sizeable amount of the heavy lifting will be completed or underway for us to seek funding under the next round in 2025.

Visitor Accommodation - The current land is used as an equestrian centre and is well established. Our client has provided a detailed pre-planning submission to WCC and it received a qualified reasonably positive response but referenced the road infrastructure as a potential issue. We believe that a comprehensive plan involving the greenway and existing equestrian centre would illustrate the sustainable and suitable use of this land for this purpose. A copy of our clients submission to WCC is attached herein.

Residential Development - We believe that subject to the proposed link road being provided that there is potential for a unique type of sustainable/green residential use in a village style setting , using contemporary vernacular styled architecture as a new interpretation of small hamlets which break the mould of the suburban housing estate propagation which currently takes hold. This can provide a sense of place and character and can link with the equestrian centre, pod accommodation, community orchard and greenway.

We trust that you will give this submission the consideration it deserves and we look forward to working with Wicklow County Council in helping provide a well thought out and sustainable development plan for the area.

Yours sincerely

Alan Farrelly MRIAI

Greystones Community Orchard

Sustainable
Greystones



FEASIBILITY SCOPING

Current Site Opportunity May 2023



A c 5 acre site at Coolagad, on the Western side of Greystones town, may be made available by the landowners Paul & Renee Sutton for use as a Greystones Community Orchard. The lands are currently used for low intensity pasture. The Suttons remaining lands would continue to be used largely for horse pasture, equine recreation and perhaps some tourist attractions.



The proposed site is elevated on the eastern side of Kindlestown Hill, overlooking Greystones town and the Irish Sea.



Access to the site is down a narrow private laneway from Lower Windgates Road. It is remote from the town. This access would be unsuitable for public access to a Community Orchard within the site.

The Community Orchard Outline Concept

A Community Orchard would be planted on the lands to provide a sizeable annual crop and also allow a high level of community recreation with walkways, seating and picnic areas.

The main crop focus would be apples but we would also hope to include soft fruit and nut trees for further diversity. Best practice community orchard experience would be followed from both Ireland and the UK.

Perhaps a dream, but we would hope to use most of the apple crop for cider production. This would be initially outsourced to a local cider maker. But perhaps in time the community would own its own production facility.

We would rely of the expertise of Irish Seedsavers from Scariff, Co Clare for assistance in masterplanning, tree variety selection, soil preparation and planting, support facilities and full life cycle support. Irish Seedsavers is the national custodian for Irish heritage apples. They operate extensive orchards and provide comprehensive training services. See <https://irishseedsavers.ie/>

Site Masterplanning



ONE OF THE FIRST ACTIONS OF FEASIBILITY ANALYSIS INVOLVES THE PREPARATION OF A MASTERPLAN CONCEPT LAYOUT



INITIAL ISSUES TO BE ADDRESSED INCLUDE SOIL ASSESSMENT, ORCHARD TREE LAYOUT, WINDBREAK TREES, RECREATIONAL PATHWAYS, SERVICE PATHWAYS, SERVICE FACILITIES, RECREATIONAL FACILITIES, VISITOR FACILITIES, ETC, ETC.



ASSESSMENT OF OPTIONS FOR LOCATION OF THESE AREAS WITHIN THE EXISTING LANDS, RECOGNISING THE LANDOWNERS NEEDS AND THE NEED FOR PUBLIC WALKWAY ACCESS FROM THE WESTERN EDGES OF GREYSTONES RESIDENTIAL AREAS.



FINAL DELIVERABLE WOULD BE A CONCEPT LAYOUT DRAWING AND SPECIFICATION, ACCEPTABLE TO THE LANDOWNERS AND INTERNAL STAKEHOLDERS, THAT WOULD THEN BE USED TO SOLICIT SUPPORT FROM ALL EXTERNAL STAKEHOLDERS.

Immediate Challenges

Sponsorship to fund the masterplanning and related feasibility services to take us to the first milestone.

Securing agreement between the landowners and their advisors, on the one hand, and the project promoters Sustainable Greystones, on the other hand, on an acceptable concept to be progressed.

Securing the support in principle of Wicklow Co Co for the project. And their proactive support in convincing adjoining landowners (probably 2 in number) to provide public pedestrian access rights-of-way across their lands into the Orchard.

Completing a Feasibility Study - scoping the project, the implementation strategy, the regulatory approvals, the timelines, the costs and the funding sources available.

WICKLOW COUNTY COUNCIL
APPLICATION FOR PRE-PLANNING QUERY

The applicant is advised to familiarise themselves with the policies, objectives and development standards of the Wicklow County Development Plan and any other relevant development plans prior to submitting a pre-planning query.

Name of Applicant: PAUL SUTTON

Address: CLEEVE HILL, DELGANY
GREYSTONES, Co Wicklow

Telephone Number: 087 2470036

Email address: PAUL@PENDLESTONE.COM

Location of proposed Development: COOLAQAD, TEMPLECALLIG, Co Wicklow

Nature and extent of Proposed development: GLAMPING SITE

Applicant's legal interest in the site: OWNER

If not the owner of site, Name and address of Owner: _____

If applicant is not owner of the site, a letter of consent to a pre-planning query must be submitted by the owner of site with this application.

I declare that all the information provided on this form, to be true and accurate.

Signed: Paul Sutton Date: _____

Documents to be submitted with this application:

- Site location map,(Ordnance Survey if possible)
- Site layout map,
- Sketch drawings of proposal (if appropriate).
- Detailed outline of the proposal.

Please note that while it is not necessary to have the above prepared by an architect/agent, it is advisable to submit as much detail as possible.

1. Background

We own a 38-acre farm on the side of Kindlestown Hill, backing onto Kindlestown Wood and overlooking the harbour in Greystones. We currently utilise the land as horse farm rearing and selling thoroughbred horses. Since we purchased the land in 2006 from my uncle, I'm fourth generation Sutton to farm the land, we have installed an 8 stable indoor barn and an all-weather exercise arena. We have also subdividing about 25 of the 38 acres into post and rail paddocks. Even though the land is east facing overlooking Greystones access to the farm is off a private lane on the Templecarrig to Delgany road, near the Glen of the Downs golf club.

2. The Concept

We can't for a minute claim to have undertaken exhaustive market research as yet but having grown up and lived in the Greystones area all my life and seen it develop over the past 15 years, I am amazed about the lack of overnight accommodation available to visitors and tourist in and around the area. Greystones doesn't even have any decent bed and breakfast options for visitors let alone a small to midsize boutique type hotel.

For the past 2 years my wife and I have been talking about installing a number of Pods to provide people with short time self-catering type accommodation on our farm but didn't have the financial resources at the time to be able to start this. We have earmarked a part of the 38 acres that backs against Kindlestown Wood as a perfect location because (1) the amazing views of the sea from this vantage point especially at sunrise and (2) the land in question is on a hill and rocky in parts and is not conducive to producing good quality grass for thoroughbred horses.

I used the term Glamping on the first page of this submission and Pods in the paragraph above primarily because I have yet to come across the exact right word to explain the concept behind the accommodation. I am proposing that the accommodation will be built from converted shipping containers like some of the examples contained within this document.



The base containers used in the conversion are 12.19M long, 2.44M wide and 2.89M high and are fully movable at any point. I have chosen converted containers as opposed to other Pod or Glamping type structures because (1) they can be finished inside and outside to a really high, boutique hotel standard, (2) they have the structural integrity to be easily set back into the hill side with Kindlestown Wood as a backdrop to neutralise any visual impact, (3) they can be insulated and heated to a level that offers the opportunity to rent them all year round and not just summer.

We envisage the units will have a small bathroom containing toilet and shower, a double bedroom and the majority of the space will include a large seating area and basic kitchen with sink, microwave and coffee machine. The containers will be converted to maximise light and will have an outside sitting area along the front of the unit looking towards the sea.



Another example of what your can do when converting a shipping container.

3. Size and Scale of the Project.

We have not yet finalised the number of units we would like to install. We are hoping that a pre planning meeting will give us a sense of what may or may not be possible and that can be reflected in the final business plan.

Our instinct is suggesting the market could sustain any number of Pods in the area but we currently do not have the resources to fund that level of units. We estimate that each until will cost in the region of €30K to get installed and fitted out to a point where they are rent bearing. We have the resources to fund up to 5 units straight away. Starting at a level below 5 might prove hard to make the economics work because the infrastructure costs items like water, electricity and sewage are all front loaded.

Another variable impacting the starting number units is that we do not reside on the farm, we live about 1 kilometer away as the crow flies or 10 minutes' drive by car so it's easier to justify the multiple travel journeys to and from the farm if we are servicing a reasonable number of units. All that being said we currently travel to and from the farm a minimum of twice a day to look after the horses anyway.

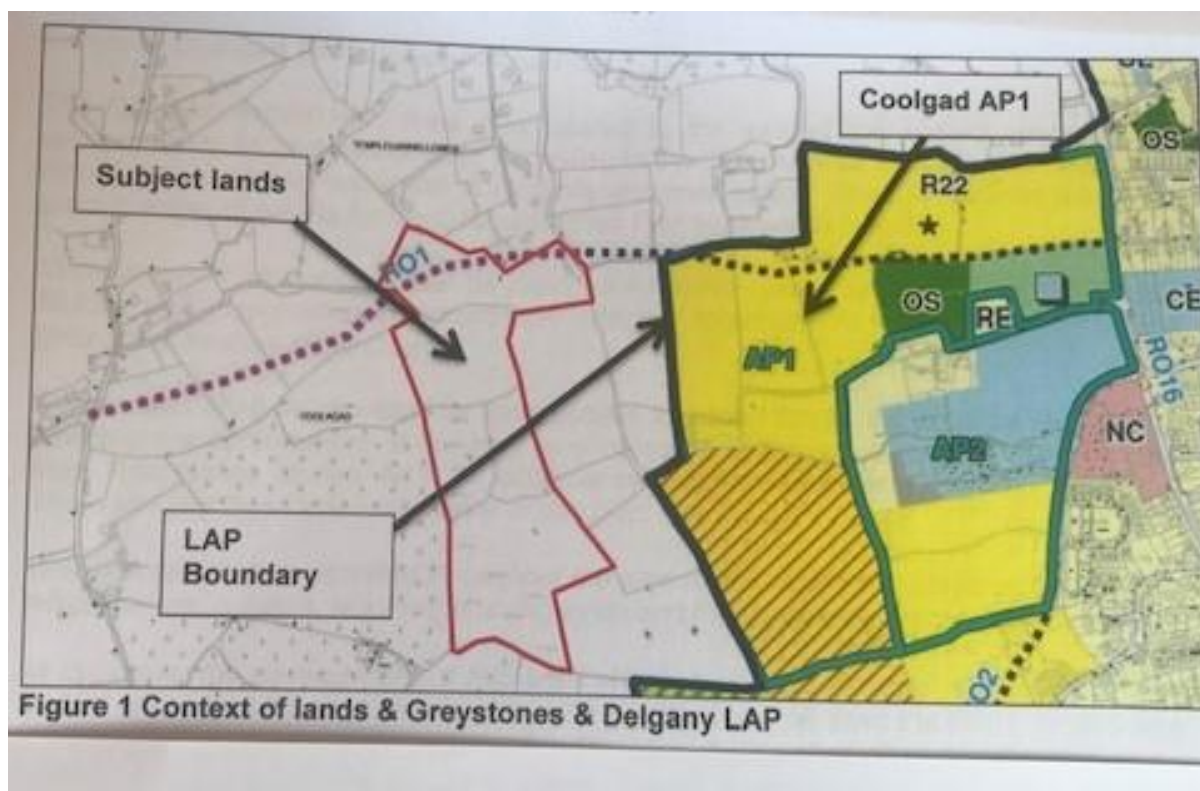
Regardless of the market opportunity that exists for these units we are not in favour of overpopulating the farm with these units even if we were allowed and could afford it. We like the feel a mix of horses and the

right number of units does to enhance the experience for the visitors. We feel that if done sensitively it can be value enhancing to the tourism options available in the Greystones and North Wicklow area and offer a welcome back to nature centric counterbalance to the rising tide of houses in the Blacklion and Redford area immediately adjacent to the farm.

4. Additional Background Information

The current version of the Greystones development plan (2013 to 2019) has (1) farm lands zoned for building only 2 fields away local expectations are that the zoned area will increase in the next development plan and (2) It has a road marked as “possible future road” that goes through a part of the farm. It is worth noting that proposed location of the units is nowhere near the suggested route for the road should it be developed. The road seems to be looking to connect the old Bray to Greystones road near Redford Cemetery and the N11 at Junction 9 the Glenview.

Here is the map showing the outline of the current development plan and with my farm outlined in red and route of the future road in dotted purple lines.



5. Expectations from a Pre-Planning meeting

We are quite realistic about what level of commitment or information we might get from a pre planning meeting. We would really like to understand (1) are there any showstoppers that kill the project before we even get started, (2) assuming not what are the things that we need to take into consideration when putting our final plans together and (3) what are the things we must include that we need to include in the business plan. If necessary, we are prepared to spend money on putting together a business plan and enlist the support of architects or engineers to develop this document further before even kicking off a planning application. We just want to identify any possible showstoppers before going to that level of expense.

Appendix 1. Other Possible container conversion examples.



Appendix 2 Pictures of the farmland and the views over Greystones.



Picture from a possible unit location looking over the marina in Greystones.



View to the top of the property – Harvested section of Kindlestown Wood on the right-hand side.



Picture from down the farm looking up to where the picture above was taken from with Kindlestown Wood in the background – possible location for units.



Picture taken from the farmyard beside the horse barn looking towards the harbour in Greystones.