

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

<b>Who are you:</b>	State Body
<b>Name:</b>	The Land Development Agency
<b>Reference:</b>	GDKLPF-143703
<b>Submission Made</b>	June 19, 2025 2:48 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

Map

Site Description:

-----

Upload a File (optional)

Variation No.4 - Greystones Delgany & Kilcoole LPF - LDA Submission.pdf, 0.32MB

FAO: Administrative Officer  
Planning Department,  
Wicklow County Council,  
County Buildings,  
Station Road,  
Wicklow Town,  
A67 FW96

19 June 2025

**RE: Draft Greystones-Delgany & Kilcoole Local Planning Framework 2025 (Variation No. 4 to the Wicklow County Development Plan 2022 – 2028)**

A Chara,

The Land Development Agency (LDA) welcomes the opportunity to participate and engage with Wicklow County Council on the preparation of a new Local Planning Framework (LPF) for Greystones-Delgany & Kilcoole (proposed variation no. 4 to the Development Plan 2022 – 2028). The LDA is a commercial, state-sponsored, body set up by the Government with two main functions:

- To coordinate appropriate State lands for regeneration and development, opening key sites which are not being used effectively for housing delivery; and
- To drive strategic land assembly, working with both public and private sector landowners to smooth out peaks and troughs of land supply, stabilise land values and deliver increased affordability.

**Role and Purpose of the Land Development Agency (LDA)**

The enactment of the Land Development Agency Act 2021, which established the LDA, marked a historic move to identify and use certain relevant public lands to provide for housing and affordability needs into the future. It is imperative that the ability of state lands to deliver residential development forms part of policy in County Development Plans, as supported by, and incorporating, relevant local level plans, and that role and mandate of the LDA is recognised as a key part of this delivery.

The primary function of the LDA is to progress the development and regeneration of large-scale, strategic sites to increase the supply of housing in the State, particularly affordable and social housing. It is considered that a significant amount of new development in the coming years in our cities and towns will be large-scale regenerative projects. As part of this regeneration, the LDA is committed to the delivery of quality cost rental homes, at scale.

Cost rental is an emerging rental tenure product for Ireland that is supported by the Department of Housing, Local Government, and Heritage and the Affordable Housing Act 2021. As an emerging rental option, it is noted that cost rental is not widely understood as a tenure type by decision-makers or the public. Cost rental housing provides affordable rented accommodation to people on middle incomes (net household income below €66,000 per annum for Dublin and €59,000 for everywhere else in the country). It is aimed at people who are above the threshold for social housing but have difficulty affording private rented accommodation or purchasing a home.

With cost rental, rent covers the cost of the construction, management, and maintenance of the property, with rents to be set at least 25% below regular market rents. Cost rental offers a long-term, secure tenancy that is more affordable. Over the period up to 2026, Housing for All commits to the delivery of 10,000 cost-rental homes in urban centres by local authorities, Approved Housing Bodies (AHBs), and the LDA.

### **Residential Development**

In keeping with the overarching principles of the National Planning Framework (first revision), the Eastern and Midland Regional Assembly's Regional Spatial and Economic Strategy (RSES) (which recognises Greystones as a Self-Sustaining Growth Town (level 3) within the Dublin Metropolitan Area), the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024) and other relevant policy documents and Section 28 Guidelines, the LDA is committed to the concept of compact growth and brownfield redevelopment and regeneration. The LDA recognises the importance of infrastructure delivery in supporting residential development and, in this regard, welcomes the intention of the Draft Framework to focus on the provision of 'catch up' infrastructure. The LDA would, however, note that housing delivery should remain a priority, with consideration given to the timeline of residential development in tandem with infrastructure delivery, to ensure a pipeline of development that is implementable within the Plan area over the short to medium term.

As a state-sponsored home builder, the LDA can assist Wicklow County Council in achieving the Housing Objectives set out in B.2 'Residential Development' of the Draft LPF. It is considered that inclusion of an objective under these Housing Objectives, promoting the delivery of a range of housing types and tenures, would assist in providing a broader range of residential development types in the plan area, in support of the varying needs of the area's residents, addressing issues of affordability. Wording to the effect of the following is suggested:

*To promote and facilitate the development of a range of residential development types, tenures and sizes, including affordable and cost-rental properties, in order to cater for the varying housing needs and economic circumstances of the area's population.*

Furthermore, it is respectfully suggested that an objective supporting the work of the LDA should be included, to provide a policy basis for any future development that the LDA may bring forward in the plan area. An objective could make reference to the delivery of affordable and cost-rental housing types, which can be delivered by the LDA and other relevant housing stakeholders, such as Approved Housing Bodies (ABH's). The below wording is recommended:

*Wicklow County Council shall proactively work with The Land Development Agency, Approved Housing Bodies (AHB's) and other relevant stakeholders, to deliver a range of residential tenures to meet the requirements of the population. Wicklow County Council will support the delivery of affordable and cost-rental housing types on appropriate lands, subject to compliance with the policies and objectives of this LPF, the Development Plan and other relevant national and regional policies and guidelines.*

### **Conclusion**

The LDA supports Wicklow County Council in the progression and ultimate implementation of a Local Planning Framework for the Greystones-Delgany & Kilcoole area. The LDA requests that this submission is taken into consideration, and, where appropriate, amendments are made to the text and objectives of the LAP to further strengthen the policy framework for the sustainable development of Greystones-Delgany & Kilcoole, and the delivery of affordable housing opportunities at appropriate sites.

The LDA look forward to working with Wicklow County Council, and other stakeholders, to promote and progress the development of state land to provide sustainable residential communities.

Yours faithfully,

*Aoife O'Connor-Massingham*

Aoife O'Connor-Massingham  
Town Planner

**Mob:** +353862034182

**Email:** [aocmassingham@lda.ie](mailto:aocmassingham@lda.ie)

**Web:** [lda.ie](http://lda.ie)