



Greystones-Delgany & Kilcoole Local Area Plan Submission - Report

Who are you:	Private Individual
Name:	cllr Derek Mitchell
Email Address:	[REDACTED]
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Councillor Derek Mitchell (FG), Greystones Municipal District,
Member Wicklow County Council,
C/o Kiltoorish, Manor Avenue, Greystones, Co. Wicklow.
/Fax 01-2874115(H), 087-2574969, 29th January 2024. dmitchell@wicklowcoco.ie
www.derekmitchell.ie

[Submission to Greystones-Delgany Development Plan](#)

The Census 2022

The Target Population for Greystones-Delgany in 2028 is 21,727 per the County Development Plan, table 3.4. This was derived from the Regional Spatial and Economic Strategy. The May 2022 Census show Greystones-Delgany, at 22,009 people. Together with houses sold since, being built and with planning permission the population is likely to be 26,000 by 2025, This is a 44% growth rate and is 20% over the planned target.

There are few local jobs so everyone commutes, it is unsustainable. The Jobs Ratio table below shows Greystones has the lowest local jobs of any settlement in Wicklow and thus the most commuters. The infrastructure has been planned for the target population, it needs to be planned for the expected population.

[2016 Census. NDP Appendix 2. Jobs ratio, local employment](#)

Jobs: Resident workers.

Greystones	.321
Enniskerry	.326
Rathnew	.463
Kilcoole	.513
Wicklow Tow	.621
Arklow	.633
Bray	.633
Baltinglass	.811
Rathdrum	.823

No more land needs to be zoned for housing. More land needs to be zoned for employment. A number of people want to run businesses in Greystones but cannot find space. They require industrial type premises but landowners only seem to want to build offices which are too costly. The busy industrial estates in Kilcoole are proof that the demand is for lower cost premises.

Greystones is in the Metropolitan Area of the GDA and thus required to take high density development, higher than any other Wicklow Area except Bray. High Density needs higher level of public facilities such as parks, playing pitches and transport.

Census 2022 shows Dublin City has only grown by 6%. This is all creating a huge demand for transport from the periphery which is not being provided. While there is much talk of the 15 minute city, in fact a 60+ minute city is being created. Planned upgrades to the railway and N11 have not happened and the Minister for Transport is trying to cancel the N11 upgrade.

Education.

It takes about 15 years to get a Secondary School built from the time of zoning, going on progress with Greystones Community College. Thus land needs to be identified early. Greystones population is likely to exceed Target by 4,300 and the surrounding school areas (including Kilcoole, Newcastle and NTMK) by possibly 700. 5000 extra population could be expected to have a school need of 12% for Primary and 10% for Secondary, which is 600 extra Primary and 500 extra Secondary. Thus the 'extra' over the Target will need another primary and another secondary school zoned, over and above the Target need for a possible secondary in NTMK and a primary for Woodstock. These should be zoned now. A possible location would be south of the Farrenkelly dual carriageway, next to houses, with access to the local road as well as the dual carriageway. A possible location for the Woodstock School would be East of the N11 on the new Link Road where there is industrial and recreational land zoned.

Industrial.

As mentioned above extra industrially zoned land needs to be zoned to reduce commuting. The existing sheds on the closed Charlesland Golf course seem suitable for small industrial use with an expansion. Other sites are needed.

Public Parks.

The recreation areas are mostly on the coast. Much of the expansion has been in the West of the town. Parks are needed to the West. Dr. Ryan Park needs to be made a proper park probably with railings. A connection path to Kindlestown Woods should be made from Temple Carrig School.

Playing pitches are needed for field sports as clubs are as full as the current pitches allow. Many more children are growing into that age group and need to be catered for.

I want to see proper infrastructure installed to cope with the number of people before more expansion:

- A 20 minute DART service to Greystones and a more frequent Kilcoole service needed as per the 2018 plan.
- Implementation of the N11 upgrade to cope with the rapid expansion of towns along it. Otherwise the road will seize up.
- A better bus service, especially more 84X and Aircoach services. At present the Aircoach takes almost as long as the one from Belfast. Implementation of Bus

Connects and N11 Park n' Ride measures. Buses, especially express ones, need to have adequate priority on the junctions and streets. Few people are going to cycle to work over Bray head but large numbers take the 84X. This needs to be encouraged at junctions.

- The Delgany to Blacklion cycleway and road which uniquely joins 5 schools. We need to encourage cycling to school to cut car usage. I hope construction will start in 2024.
- Footpaths to Kilcoole station and around the area. Footpath & Cycleway joining Kilcoole to Newtown and Newcastle.
- Art Centre. There needs to be a centre to encourage Art in a town of this size. Many are interested in painting.
- An Hotel.
- A bus depot is needed if a good service is to be provided. Especially if electric buses are used. If they are stored in Dublin, as now, the battery will need recharging by the time it reaches Greystones. Land should be zoned for this, possibly along the Farrenkelly dual carriageway. The company running the 184 route has mentioned this.

Sincerely
Derek Mitchell