

	<h1>Greystones-Delgany & Kilcoole LPF Variation No.4</h1>
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Who are you:	Private Individual
Name:	William and Aine Sparkes
Reference:	GDKLPF-201238
Submission Made	June 20, 2025 8:20 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.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.8 Land Use Map and Zoning

Write your observations here:

Objection to change Delgany Greystones Local Area Plan Boundary with the removal of Housing Zoning at Stilebawn/ Blackberry Lane (south of Three Trout river)

Dear Planning Authority,

We write to formally object to the proposed reduction of the residential zoning designation in the new Delgany Greystones Local Area Plan Boundary in particular to the land parcel surrounding Stilebawn/Blackberry Lane.

We also include a proposal for Higher Density Development for the said area.

We are of the opinion that this proposal is fundamentally misguided, particularly given the acute housing crisis, significant local population growth, and the severe impact on young residents of the Greystones/ Delgany area who want to continue to live the area where they were born.

- Instead of removal, we strongly advocate for rezoning this strategically local area plan land for a slightly higher housing density of a max 2.5 units per hectare.

This parcel of land was rezoned following the Greystones / Delgany Town Development Plan 1999 and continued in subsequent development plans.

In the 1999 Development Plan the projected population forecast for the Greystones Delgany area was stated at 17,000.

In the Greystones / Delgany Local Area Plan 2006 - 2012 the projected population forecast for the Greystones Delgany area was stated at 22,000.

As of the 2022 census, the population of Greystones-Delgany stood at 22,009

We note the following figures in the current plan which only shows a modest growth target of 72 to 22,081 by 2031

Why Removing Housing Zoning is Deeply Flawed

1. Exacerbates the Housing Crisis: Ireland is experiencing a severe, well-documented housing shortage. Actively *removing* potential housing land, especially within walking distance of village amenities (like shops, schools,

transport), directly contradicts national and local policy objectives to increase housing supply. This action would worsen the housing scarcity and drive prices even higher.

2. Ignores Documented Population Growth: As acknowledged in the County Development Plan and Census data, our area has experienced substantial population growth. This growth necessitates **more** housing, not less. Removing viable zoned land is a step backward in planning for this reality.

3. Pricing Out the Next Generation: The most distressing consequence is the exodus of young people who were born and grew up in this locality and would like to have an opportunity to put down roots in their local area. They are demonstrably priced out of the local market due to insufficient supply and high land costs. Removing potential housing land perpetuates this generational injustice, undermining community sustainability and vitality.

4. Contradicts Sustainable Development Principles: Land within walking distance of village services is **precisely** where new housing should be concentrated to reduce car dependency, promote active travel, support local businesses, and create vibrant communities. Removing zoning here pushes development further out, increasing sprawl and carbon emissions.

Why Higher Density is the Logical & Necessary Alternative

The current zoning of "1 unit per acre" on this site is itself an inefficient use of prime, well-located land. We propose rezoning this parcel for low medium-density housing (e.g., 2.5 units per hectare). This approach offers compelling benefits:

1. Significantly Increases Housing Supply: Higher density delivers far more homes on the same land parcel, directly addressing the core issue of scarcity.

2. Improves Affordability: By increasing supply and reducing the per-unit land cost, slightly higher-density housing inherently creates more affordable entry points to the market for first-time buyers and young locals.

3. Maximizes Strategic Location: Capitalises on the site's proximity to the village core – supporting local shops, services, and public transport, fostering a genuine less than 10-minute community concept.

4. Promotes Sustainability: Slightly higher density near services drastically reduces car trips compared to low-density sprawl, lowering carbon footprints. It also makes public transport more viable.

5. Efficient Infrastructure Use: Concentrating development leverages existing

infrastructure (roads, water, capacity) more efficiently than scattered low-density development particularly where there is a main water supply on Blackberry Lane. In addition it close proximity less than 1 kilometre from the Delgany interchange which services the N11, M11 and M50.

6. Creates Vibrant Communities: Well-designed medium-density housing can foster stronger community interaction and a more active streetscape.

Conclusion & Request

Removing residential zoning from this well-located land during a housing crisis is a policy error that would harm the community, particularly its young people, and contradict sustainable planning goals. The solution lies not in reducing potential, but in harnessing it intelligently.

We urge the Planning Authority to:

1. Reject the proposal to remove residential zoning from the land at Stilebawn/Blackberry Lane.
2. Initiate an immediate review** of the zoning density for this specific parcel.
3. Rezone the land for Low Density Residential development (e.g., Zoning Objective such as "R5 or equivalent with appropriate density parameters of 2.5 u/ha
4. Prioritize this site for accelerated development to deliver much-needed housing swiftly.

This is an opportunity to demonstrate responsive planning that tackles the housing crisis head-on, supports the next generation, and builds a more sustainable future for our locality.

We request that our objection and proposal be given full and serious consideration in the decision-making process.

Yours sincerely,

William and Aine Sparkes



Greystones

Co Wicklow

20th June 2025

Hand Delivered to Wicklow County Council Office in Wicklow Town and also through the online portal

Please select which town you want to comment on:

Greystones/Delgany

Observation relevant to the settlement:

Objection to change Delgany Greystones Local Area Plan Boundary with the removal of Housing Zoning at Stilebawn/ Blackberry Lane (south of Three Trout river)

Upload a File (optional)

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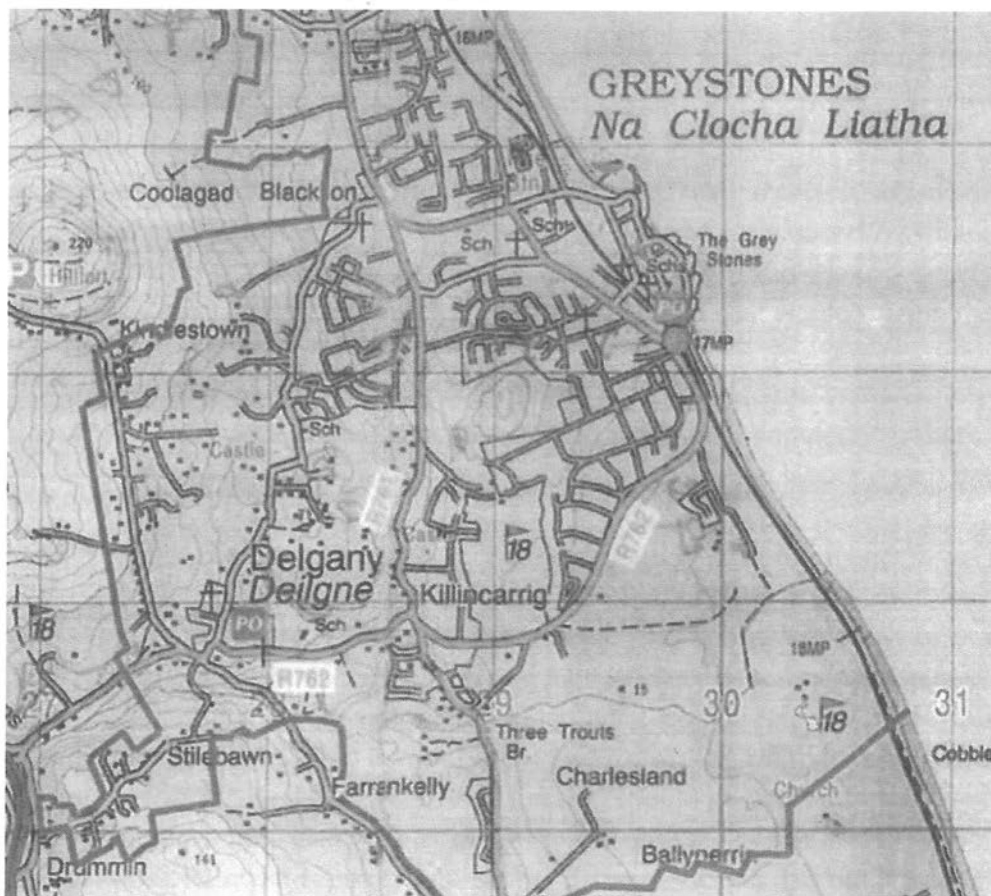
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A2.4 Population and Housing

The population and housing targets for Greystones-Delgany and Kilcoole are provided in the Core Strategy of the County Development Plan 2022-2028, expressed as growth from 2016 to 2031.

Table 2.1 *Population growth targets Greystones-Delgany and Kilcoole 2028 and 2031*

Town	2016 Census	Q2 2028 Target	2031 Target	Growth 2016-2031
Greystones-Delgany	18,140	21,727	22,081	3,941
Kilcoole	4,239	4,778	4,841	602

Table 2.2 *Housing growth targets Greystones-Delgany and Kilcoole 2028 and 2031*

Town	2016 Census	Q2 2028 Target	2031 Target	Growth 2016-2031
Greystones-Delgany	6,766	8,549	8,719	+1,953
Kilcoole	1,451	1,708	1,738	+287

Why Removing Housing Zoning is Deeply Flawed

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Yours sincerely,

William and Aine Sparkes

42 Burnaby Park

Greystones

Co Wicklow

20th June 2025

A handwritten signature in black ink, appearing to read 'A Sparkes', with a large, stylized flourish extending from the end. Below it, there is another handwritten mark that looks like 'W/H S/H'.

Hand Delivered to Wicklow County Council Office in Wicklow Town and also through the online portal



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Apple iPhone 11

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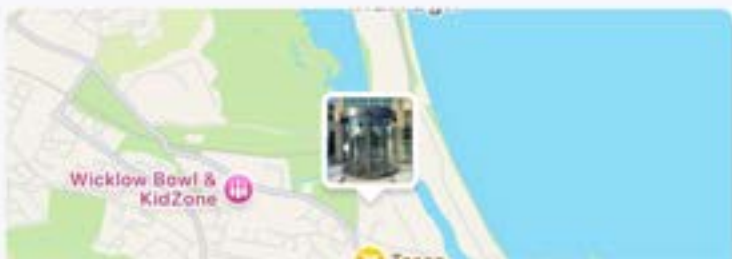
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