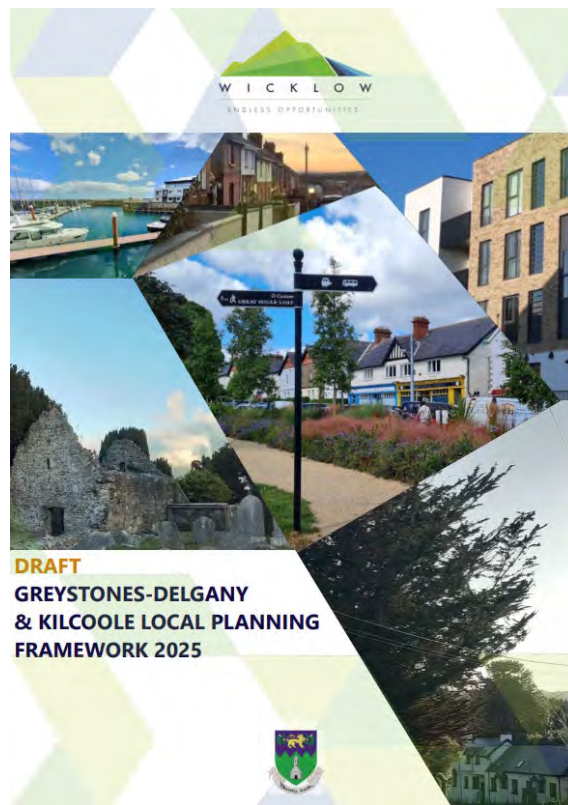




# Comhairle Contae Chill Mhantáin Wicklow County Council



## **Proposed Variation No. 4 to the Wicklow County Development Plan 2022 – 2028**

(including the Greystones - Delgany & Kilcoole Local Planning Framework)

Report to the members of Wicklow County Council under Section 13(4) of the Planning and Development Act 2000 (as amended)



**August 2025**

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The written submissions on the Proposed Variation / LPF are held on file and are available for inspection on Wicklow County Council's website [here](#).

## Part 1 Introduction

### 1.1 Proposed Variation No. 4 to the Wicklow County Development Plan 2022-2028

In accordance with Section 13(2) of the Planning and Development Act 2000 (as amended), Wicklow County Council is proposing to vary the County Development Plan 2022-2028.

#### Reason for the Proposed Variation:

Wicklow County Council is preparing new Local Planning Frameworks (LPF) for the settlements / areas of:

- Greystones - Delgany and Kilcoole,
- Arklow, and
- Bray Municipal District (including Enniskerry and Kilmacanogue)

To integrate the draft and final Greystones – Delgany and Kilcoole Local Planning Framework into the Wicklow County Development Plan 2022-2028 and to ensure consistency of the draft and final Greystones – Delgany and Kilcoole Local Planning Framework with the County Development Plan 2022-2028, it is proposed to vary the County Development Plan.

### 1.2 Proposed Variation / Local Planning Framework (LPF) Consultation Process

The Proposed Variation / draft Local Planning Framework. was placed on display during the period of 09 May 2025 to 20 June 2025 (6 weeks). The aim of the consultation process was to enable the public and interested parties to give their observations on the Proposed Variation / draft Local Planning Framework.

A total of 88 No. submissions were made with respect to the Proposed Variation / draft Local Planning Framework. The written submissions on the Proposed Variation / draft Local Planning Framework are held on file and are available for inspection on Wicklow County Council's website [here](#).

### 1.3 Planning legislation

#### Planning and Development Act 2024

The Planning and Development Act 2000 (as amended) has been reviewed with a new Planning and Development Act passed by the Oireachtas in October 2024; the new Act is in the process of being commenced in stages. The provisions of the Planning and Development Act 2000 (as amended) with respect to Variations to County Development Plans are the relevant legislation at this time for this Proposed Variation / draft Local Planning Framework making process.

There are no provisions for Local Area Plans under the new Planning Act; hence it was decided to make and adopt a local plan / framework for Greystones – Delgany & Kilcoole via the making of a variation to the Wicklow County Development Plan. Under the Planning and Development Act 2000 (as amended), the Variation process (Section 13) provides for shorter timeframes compared to the timeframes set out for the making of Local Area Plans (Section 20) particularly with respect to public consultation periods. In order to ensure the public and elected members get sufficient time to consider the Proposed Variation / draft Local Planning Framework and any possible material amendments thereto, additional time is being allowed for at each stage over and above that set out for variation in the 2000 Act<sup>1</sup>.

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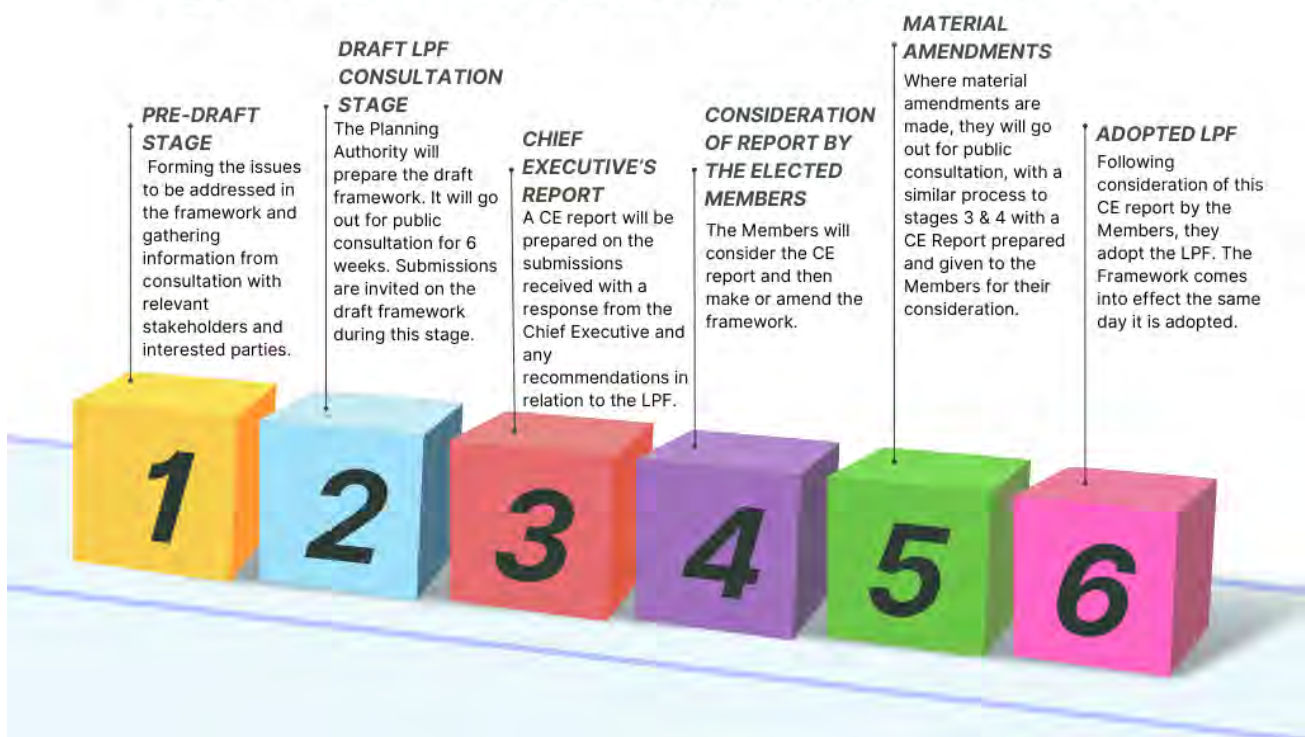
<sup>1</sup> Section 13 (10) of the Planning and Development Act 2000 (as amended) states, 'A person shall not question the validity of a variation in a development plan by reason only that the procedures as set out in this section were not completed within the time required.'

### 1.3 Planning and Development Act 2000 (as amended)

Section 13 of the Planning and Development Act 2000 (as amended) states that the Chief Executive of a planning authority shall prepare a report on any submissions or observations received during the public consultation period in relation to a Proposed Variation and shall submit the report to the members of the authority for their consideration.

This Chief Executive's Report has been prepared for consideration by the members of Wicklow County Council to fulfil this requirement under Section 13(4)(a).

## 6 KEY STAGES IN THE LOCAL PLANNING FRAMEWORK (LPF) MAKING PROCESS



The required content of this Chief Executive's Report is set out under Section 13(4) of the Planning and Development Act 2000 (as amended). A report under Section 13(4)(a) shall:

- (i) list the persons or bodies who made submissions or observations,
- (ii) provide a summary of -
  - I. the recommendations, submissions and observations made by the Minister, where the notice under *paragraph (a) of subsection (2)* was sent before the establishment of the Office of the Planning Regulator,
  - II. the recommendations, submissions and observations made by the Office of the Planning Regulator, and
  - III. the submissions and observations made by any other persons, in relation to the Proposed Variation / Draft LPF.



- (iii) give the response of the CE to the issues raised, taking account of the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or of any Minister of the Government.

As Wicklow County Council is within the Greater Dublin Area, the CE Report shall summarise the issues raised and the recommendations made by the NTA in its written submission and outline the recommendations of the Chief Executive in relation to the manner in which those issues and recommendations should be addressed in the Proposed Variation / Draft Local Planning Framework.

Furthermore, the Report shall summarise the issues raised and recommendations made by the relevant regional assembly in its written submission and outline the recommendations of the Chief Executive in relation to the manner in which those issues and recommendations should be addressed in the Proposed Variation / Draft Local Planning Framework

The members of the planning authority are required to consider the Proposed Variation No. 4 / Draft Local Planning Framework and this report of the Chief Executive.

It should be noted that some submissions in full or in part raise issues that do not relate to any aspect of the Proposed Variation / Draft Local Planning Framework and such submissions / issues will not be considered in this report or at this stage in the plan making process.

## **1.4 Next Steps**

The members of a planning authority shall consider the Proposed Variation / Draft Local Planning Framework and the report of the CE.

Following consideration of the Proposed Variation / Draft Local Planning Framework and the report of the CE, where a planning authority, after considering a submission of, or observation or recommendation from the **Office of the Planning Regulator**, made to the authority or from a **regional assembly** made to the authority, decides not to comply with any recommendation made in the Proposed Variation / Draft Local Planning Framework and CE's report, it shall so inform the Office of the Planning Regulator or regional assembly, as the case may be, as soon as practicable by notice in writing which notice shall contain reasons for the decision.

The members of the authority, having considered the Proposed Variation / Draft Local Planning Framework and CE's report may, as they consider appropriate, by resolution, make the Variation / Local Planning Framework which would, if made, be a material alteration, with or without further modification or they may refuse to make it.

The planning authority shall determine if a strategic environmental assessment or an appropriate assessment or both such assessments, as the case may be, is or are required to be carried out as respects one or more than one proposed modification that would, if made, be a material alteration of the Proposed Variation / Draft Local Planning Framework.

The CE shall, not later than 2 weeks after a determination with respect to SEA / AA specify such period as he or she considers necessary following the determination as being required to facilitate an assessment.

The planning authority shall publish notice of the Proposed Material Alteration, and where appropriate in the circumstances, the making of a determination with respect to SEA / AA, in at least one newspaper circulating in its area.

The notice shall state –

- that a copy of the Proposed Material Alterations and of any determination by the authority that an SEA / AA is required may be inspected at a stated place or places and at stated times, and on the authority's website, during a stated period of not less than 4 weeks (and that copies will be kept for inspection accordingly), and
- that written submissions or observations with respect to the Proposed Material Alterations or a SEA AA and made to the planning authority within a stated period shall be taken into account by the authority before the variation of the development plan is made.

Formally, making a variation is done by resolution of the Council.

In making a variation to a development plan, the members are restricted to considering the proper planning and sustainable development of the area, the statutory obligations of a local authority and any relevant policies or objectives of the Government or any Minister of the Government.

Where a planning authority makes a variation in a development plan, it shall publish a notice of the making of the variation in at least one newspaper circulating in its area. A variation made to a development plan shall have effect from the day that the variation is made.

This matter is to be on the agenda for consideration at the County Council meeting on **06 October 2025**.

## **1.5 Consideration of submissions**

Each submission made has been summarised and assessed in Part 4 of this report.

Part 4 is broken into 12 No. sections –

Part 4.1 relates to submissions from prescribed bodies and state/semi-state bodies. This part is organised by submitter and addresses the issues in the order set out in the submission.

Parts 4.2 - 4.12 deal with submissions from the public; these parts is organised by topic, rather than by submitter. The topic order is as per the order topics are set out in the Proposed Variation / Draft LPF.

For ease, a full list of all of the Chief Executive's Recommended Amendments is provided in Part 2 of this report.

This report is submitted to the Council Members for their consideration.

To follow is a list of the Chief Executive's **Recommended Amendments** to the Proposed Variation / Draft Local Planning Framework.

New text is shown in *red*, deleted text in *~~blue-strikethrough~~*.

The **Recommended Amendments** are presented in the order they would appear in the Proposed Variation / Draft Local Planning Framework, with the relevant section of the Proposed Variation / Draft Local Planning Framework identified.

With respect to environmental matters:

1. The Recommended Amendments to the Proposed Variation / Draft Local Planning Framework as set out in this document would further contribute towards provisions related to sectors and topics that are already provided for within the Proposed Variation / Draft Local Planning Framework and the existing County Development Plan. Taking into account the measures that have already been integrated into the Proposed Variation / Draft Local Planning Framework, and the existing County Development Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, any potential effects arising from these changes would either: be present already (beneficial) and would be further contributed towards, but not to a significant extent; and/or would be mitigated so as not to be significant (adverse). Taking this into account, these changes would not be likely to result in significant environmental effects.
2. There are no additional sources for effects on European sites arising from the Recommended Amendments to the Proposed Variation / Draft Local Planning Framework as set out in this document that have not been considered by the AA to date. Taking into account the mitigation measures that have already been integrated into the Proposed Variation / Draft Local Planning Framework and the existing County Development Plan, these changes would not affect the integrity of any European site.

## A.2.1 County Development Plan Core Strategy

No.	Section	Recommended Amendment				
1	A.2.1 County Development Plan Core Strategy	<p><b>Amend Table 1B Wicklow Core Strategy for Kilcoole</b> as follows:</p> <table><tr><th colspan="2">APPLICATION TO LEVEL 4</th></tr><tr><td><b>Settlement, Population &amp; Housing Strategies</b></td><td>Level 4 settlements are designated 'Self Sustaining Towns' described <i>in the Regional Spatial and Economic Strategy</i> as 'towns with high levels of population growth and a weak employment base which are reliant on other areas for employment and/or services and which require targeted 'catch up' investment to become more self-sustaining'<sup>1</sup>. These towns range in size (as per the Census of population in 2022) from c. 2,000 to 4,500 persons. Population growth in Level 4 towns overall is targeted to be in the 20%-25% range between 2016 and 2031, with variation in future growth rates between towns in the level due to developments already underway in some towns.</td></tr></table> <p><i>1. While Kilcoole does have a relatively strong employment base, it is considered that it still generally fits in this category of town having regard to its scale and the need for targeted catch up investment to become more self-sustaining.</i></p>	APPLICATION TO LEVEL 4		<b>Settlement, Population &amp; Housing Strategies</b>	Level 4 settlements are designated 'Self Sustaining Towns' described <i>in the Regional Spatial and Economic Strategy</i> as 'towns with high levels of population growth and a weak employment base which are reliant on other areas for employment and/or services and which require targeted 'catch up' investment to become more self-sustaining' <sup>1</sup> . These towns range in size (as per the Census of population in 2022) from c. 2,000 to 4,500 persons. Population growth in Level 4 towns overall is targeted to be in the 20%-25% range between 2016 and 2031, with variation in future growth rates between towns in the level due to developments already underway in some towns.
APPLICATION TO LEVEL 4						
<b>Settlement, Population &amp; Housing Strategies</b>	Level 4 settlements are designated 'Self Sustaining Towns' described <i>in the Regional Spatial and Economic Strategy</i> as 'towns with high levels of population growth and a weak employment base which are reliant on other areas for employment and/or services and which require targeted 'catch up' investment to become more self-sustaining' <sup>1</sup> . These towns range in size (as per the Census of population in 2022) from c. 2,000 to 4,500 persons. Population growth in Level 4 towns overall is targeted to be in the 20%-25% range between 2016 and 2031, with variation in future growth rates between towns in the level due to developments already underway in some towns.					

## Section B.1 Town Centre Regeneration

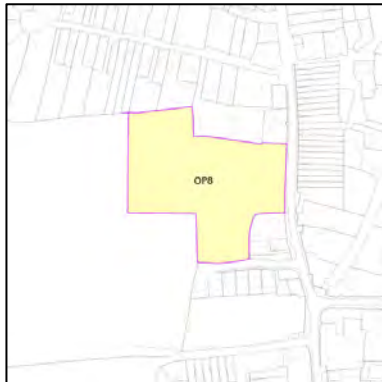
No.	Section	Recommended Amendment
2	<b>B1.3 Opportunity Sites</b>	<p><b>Amend OP5 text as follows:</b></p> <p><b>OP5 Bellevue Road Neighbourhood Centre</b></p> <p><i>This existing neighbourhood centre of c. 2ha, which comprises one supermarket (Tesco), a number commercial / retail / retail service units in a variety of uses, is located in the Kindlestown area in Greystones. While the site is fully 'developed', the majority of the site is utilised for surface car parking. There is potential to reconfigure the lands so that the retail building footprint and the proportion of the site devoted to surface car parking are reduced, and the site put to better, more intensive use, and create a stronger identity and streetscape at this node. The site would be suitable for further mixed use development, <del>primarily residential and community uses, as retail and commercial floor space is already adequate for this location</del> with a primary emphasis on residential and community functions, alongside retail expansion where deemed appropriate or necessary.</i></p> <ul style="list-style-type: none"> <li>▪ To support the development of the lands for new mixed use development including <b>retail</b>, residential, community and cultural uses</li> <li>▪ A high density development with reduced car parking, that makes the best use of this serviced urban land will be expected;</li> <li>▪ New development shall be of the highest design quality, which addresses the R761 while maintaining to the highest degree possible mature trees in this area.</li> </ul>
3	<b>B1.3 Opportunity Sites</b>	<p><b>Amend OP8 Kilcoole as follows:</b></p> <p><b>Amend the text of OP8 as follows:</b></p> <p><b>Objectives GDK OP8</b></p> <ul style="list-style-type: none"> <li>▪ To support the development of these lands for mixed use development including commercial, retail, retail services, residential, community and cultural uses;</li> <li>▪ Higher density development with no or limited car parking, that makes the best use of this serviced urban land, will be <del>expected</del> <b>required on these lands. In particular, any ground level commercial or retail development proposed shall include upper floors of residential use.</b></li> <li>▪ High quality frontage onto all streets <b>and open spaces</b> will be required, that provides for passive supervision and connectivity to the street.</li> <li>▪ While access into these lands may be via a direct access onto Main Street (R761) any such access point shall not provide a through route to lands beyond this site, in particular lands to the west of this site.</li> </ul> <p>Amend the boundary of <b>OP8 Kilcoole</b> as follows (please also see Recommended Amendment No. 16):</p>



**Change from:**



**Change to:**



## Section B.2 Residential Development

No.	Section	Recommended Amendment
4	Housing Objectives	<p><b>Insert new objective:</b></p> <p><b>GDK-XX</b>      <i>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. In particular, Wicklow County Council shall work with the Land Development Agency, and other relevant stakeholders, to deliver a range of residential tenures to meet the requirements of the population including (but not limited to) affordable and cost-rental housing types on appropriate lands, subject to compliance with the policies and objectives of the LPF, the County Development Plan and other relevant national and regional policies and guidelines.</i></p>

## Section B.6 Heritage, Biodiversity & Green Infrastructure

No.	Section	Recommended Amendment
5	<b>Biodiversity &amp; Green Infrastructure Objectives</b>	<p><b>Amend Objective GDK52 as follows:</b></p> <p><i>To promote the preservation of trees, groups of trees or woodlands in particular native tree species, and those trees associated with demesne planting and designed landscape planting, whether subject to TPO or not, where considered to be viable, safe and in line with sound arboricultural management principles. To require and ensure the preservation and enhancement of native and semi-natural woodlands, groups of trees and individual trees, as part of the development management process, and require the planting of native broad leaved species, and species of local provenance in all new developments.</i></p>
6	<b>Heritage, Biodiversity &amp; Green Infrastructure Objectives</b>	<p>Amend <b>Objective GDK55</b> as follows:</p> <p><i>To facilitate the development and enhancement of suitable access to and connectivity between areas of interest for residents, wildlife and biodiversity, with focus on promoting river corridors, European sites, nature reserves and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of European sites.</i></p> <p><i>In particular, to promote the maintenance of existing and the development of new open spaces and recreational areas linked by green corridors as follows:</i></p> <ul style="list-style-type: none"> <li><i>a) Along the full coastal area from Greystones to Kilcoole as follows: Bray Head – Bray to Greystones cliff walk and the coastal zone to the east of same including new marina park – Greystones north beach, marina, harbour – Greystones coastal route and beaches (the Cove, south beach) – Ballygannon – the Murrough European Site at Kilcoole.</i></li> <li><i>b) Linking Delgany to Kilquade and Kilcoole along St. Patrick's river route and the Mass Path</i></li> <li><i>c) Along Three Trouts Stream from Glen Road, Delgany to the sea</i></li> <li><i>d) From the R761 at Three Trouts Bridge to Mill Road</i></li> <li><i>e) Linking Coolagad to Kindlestown Woods</i></li> <li><i>f) Ballydonarea Loop / Strawberry Lane walk in Kilcoole from Lott Lane to the coast</i></li> </ul>

## Section B.7 Infrastructure and Services

No.	Section	Recommended Amendment
7	Infrastructure Objectives	<p><b>Insert new objective:</b></p> <p><b>GDK-XX:</b> <i>In collaboration and with the support of the relevant transport agencies, to prepare a Local Transport Plan for Greystones-Delgany and Kilcoole LPF and integrate its provisions into the LPF as appropriate.</i></p>
8	Infrastructure Objectives	<p><b>Insert new objective:</b></p> <p><b>GDK-XX</b> <i>To protect the strategic function of the N/M11 in accordance with Spatial Planning and National Roads Guidelines for Planning Authorities (DoECLG, 2012) and in compliance with TII Publications.</i></p>
9	Infrastructure Objectives	<p><b>Insert new objective:</b></p> <p><b>GDK-XX</b> <i>Developments, including new/expanded developments and any planned improvements to existing urban spaces, shall be designed in accordance with the guidance document "Implementation of Urban Nature-based Solutions: Guidance Document for Planners, Developers and Developer Agents" LAWPRO 2024.</i></p>
10	Infrastructure Objectives	<p>Amend <b>Objective GDK59</b> as follows:</p> <p><i>To support and facilitate the implementation of local projects which improve pedestrian and cyclist permeability, safety and access to schools and public transport. In particular to support and facilitate the following schemes / programmes:</i></p> <ul style="list-style-type: none"> <li><i>a) Pedestrian and cycling infrastructure from Kilcoole Main Street to Kilcoole train station</i></li> <li><i>b) Pedestrian and cycling infrastructure from Kilcoole to Charlesland, which may be in the form of a new pedestrian and cycling route from Ballygannon (north Kilcoole) to Charlesland to the east of the regional road</i></li> <li><i>c) Pedestrian and cycling infrastructure from Kilcoole to Newtownmountkennedy</i></li> <li><i>d) Pedestrian infrastructure along the full length of Priory Road from Eden Gate to Delgany</i></li> <li><i>e) Pedestrian infrastructure from Delgany to Kindlestown Woods</i></li> <li><i>f) Pedestrian and cycling safety improvements on the Charlesland dual carriageway from Kilcoole Road to Mill Road (part of Pathfinder Programme)</i></li> <li><i>g) Pedestrian and cycling safety improvements from Killincarrig crossroads to Greystones station (from <b>Burnaby Lawns east being</b> part of Pathfinder Programme)</i></li> <li><i>h) Pedestrian and cycling safety improvements from Greystones station to the harbour via Church Road and Victoria Road (part of Pathfinder Programme)</i></li> <li><i>i) Pedestrian and cycling safety improvements along Church Lane</i></li> <li><i>j) Pedestrian and cycling infrastructure from Church Road to the harbour via La Touche Place and Trafalgar Road, including the potential development of a new foot/cycle bridge over the railway line</i></li> <li><i>k) Pedestrian and cycling infrastructure along the Kilcoole Road from Killincarrig crossroads to Knockroe roundabout</i></li> <li><i>l) Pedestrian and cycling infrastructure from Charlesland Wood to Mill Road via Burnaby Lawns including a new bridge across the Three Trout's River (part of Pathfinder Programme)</i></li> <li><i>m) Pedestrian, cycling and road layout improvements in Castle Villas, Carrig Villas and New Road in Killincarrig in order to create a 'homezone' environment</i></li> <li><i>n) Pedestrian and cycling improvements, including potential full pedestrianisation, of Killincarrick Road along Burnaby Park from the Church Road junction to the Burnaby Road junction</i></li> </ul>

		<p>o) Additional projects under the Pathfinder programme</p> <p>p) Safe Routes to Schools programme</p> <p>q) National Cycle Plan and the NTA Greater Dublin Area Cycle Network Plan</p> <p>r) Pedestrian and cycling infrastructure from Prettybush Corner to Kilquade</p> <p>s) Pedestrian and cycling infrastructure from R761 to Chapel Road via Applewood Heights</p> <p>t) <i>Enhanced pedestrian and cycling infrastructure along R761 from Killincarrig to Templecarrig</i></p>
11	<b>Infrastructure Objectives</b>	<p><b>Amend Objective GDK60 as follows:</b></p> <p><i>In order to facilitate the delivery of improved pedestrian / cyclists safety, public realm enhancement programmes and vehicular movement improvements in the LPF area, to support and facilitate the delivery of the following schemes:</i></p> <p>a) <i>In order to improve pedestrian and cyclist safety and to allow for future improvements to the public realm in Delgany village: the 'Delgany Village Accessibility Scheme' (<del>Convent Road Phase</del>) project;</i></p> <p>b) <i>In order to improve pedestrian and cyclist safety between Delgany and Blacklion: the '<del>Chapel Road Pedestrian and Cyclist Infrastructure Improvement Scheme</del>'; '<del>Convent Road Active Travel Scheme</del>';</i></p> <p>c) <i>In order to improve pedestrian and cyclist safety in Kilcoole town centre and to allow for future improvements to the public realm on Kilcoole Main Street particularly in the area between 'Upper Green' and 'Sylvan Lawns': the improvement of the alternative route to the east of Kilcoole to 'bypass' the core town centre. This route commences at the R761 junction with Lott Lane at Kilcoole Community Centre, continues along Lott Lane to Sea Road and onto 'Holywell Avenue' to the south of Sea Road, as far as the regional road at CCA. Improvement shall include the re-design of various existing junctions in order to give priority to this route as shown on Map No. 5 as Objective GDK60</i></p> <p>d) <i>The Killincarrig Improvement Scheme</i></p> <p><i>Where such improvements are located on designated development land, the development shall be so delivered to provide for those elements of the scheme within that site.</i></p> <p><b>Change consequent: Amend Map 5</b> (see maps at end of report)</p>



## B.9 Specific Local Objectives

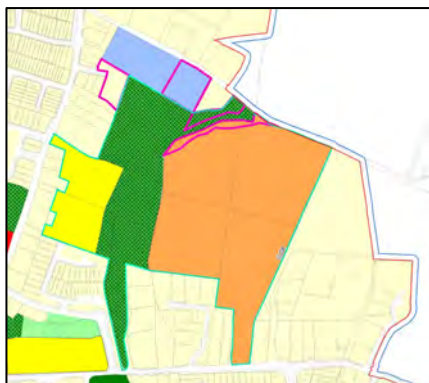
No.	Section	Recommended Amendment
12	<b>Introduction</b>	<p>Amend text as follows:</p> <p><i>The purpose of an SLO is to guide developers as to the aspirations of the LPF regarding the development of certain lands where more than one land use is proposed, where there is a new infrastructure necessitated on the subject lands or where the lands are zoned for 'mixed use' to give more detail on the development objective of these lands. A masterplan for the entire SLO area may be required to be submitted as part of the first application within the SLO. <b>In particular, both masterplans and individual applications within SLOs shall show the proposed overall roads and infrastructure layout for the entire SLO area to ensure that all land parcels within the SLO are serviceable and no development prejudices or unduly constrains the development on another parcel.</b></i></p> <p><i>For a number of the SLOs concept sketches are shown in this LPF. These are conceptual only, did not include complete site surveys/analysis, and should not be taken as a definitive guide as to the acceptability or otherwise of any access points, road layouts or building positions/designs Any application for permission on said lands must conform to all standards and requirements of the Planning Authority, as set out in this LPF and the Wicklow County Development Plan.</i></p>
13	<b>SLO4 Coolagad Greystones</b>	<p>Amend the text of <b>SLO4 Coolagad</b> as follows:</p> <p>Amend <b>bullet point 5</b> as follows:</p> <ul style="list-style-type: none"> <li>Community facilities shall be provided within the SLO area to meet the needs of the new <b>and existing</b> resident community of the area; in determining requirements for community facilities, a community services audit shall be carried out.</li> </ul>
14	<b>SLO6 Ballydonarea Kilcoole</b>	<p>Amend text of <b>SLO6 Ballydonarea</b> as follows:</p> <p><i>These SLO lands are located east of Lott Lane, Kilcoole in the townlands of Kilcoole and Ballydonarea and measure c. 12.7ha and are zoned for 'RN1 – New Residential Priority 1', 'RN2 – New Residential Priority 2' and <del>'OS1 – Open Space'</del>. <b>OS2 'Natural Areas'</b>. <b>The Ballydonarea Loop / Strawberry Lane walk forms part of the northern boundary of this area.</b></i></p> <p><i>This area may be developed for a mix of uses including residential, community and open space, in accordance with the following requirements:</i></p> <ul style="list-style-type: none"> <li><i>The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to the town centre and existing transport services.</i></li> <li><i>A total area of c. 8.8ha is zoned for new housing development which shall be divided into a least two distinct character areas / estates either side of the central green area, including a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs.</i></li> <li><i>Lands zoned RN1 shall be accessed from Lott Lane only. Lands zoned RN2 shall be accessed from Sea Road only. Pedestrian and cycling connectivity shall be provided between the two RN zones across the green space, to Ballydonarea <del>Lane Loop</del> / <b>Strawberry Lane walk</b> to the north and Wellfield to the south;</i></li> <li><i><b>New development within 25m of the Ballydonarea Loop / Strawberry Lane walk shall be so designed as to maintain and enhance the walk, preserving all natural features</b></i></li> </ul>

*including watercourses, trees and mature hedgerows. No walls / fences will be permitted in this buffer zone, no structures shall back onto same and any structures shall be so designed to address and overlook the walk, and provide passive surveillance of same.*

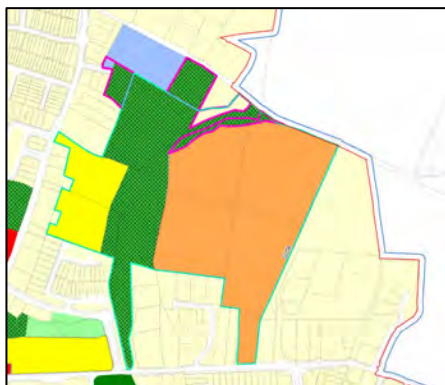
- Open space shall be provided as follows
  - A central green area shall be provided along the watercourse and encompassing a natural wooded area to the north-west of same, of not less than 3.6ha in area.
  - Within this space, a 'natural' undisturbed area of not less than 10m shall be maintained either side of the stream and existing trees and hedgerows shall be maintained. Cycleway / footpath crossings over / through the watercourses, or tree / hedgerow lines, shall be minimised to that absolutely necessary for access; any such stream crossing shall be via a clean span bridge that maintains its natural character.
  - Where following ecological assessment, it is found that there are areas within this OS zone suitable for re- development, said lands shall be laid out for recreational purposes, including suitable play spaces, walks, seating area etc
  - The open space shall link fully through from Sea Road to Ballydonarea Lane.
- Community facilities shall be provided within the SLO area to meet the needs of the new resident community of the area. In particular, the development shall include at a minimum a childcare facility; in determining additional requirements for community facilities, a community services audit shall be carried out.

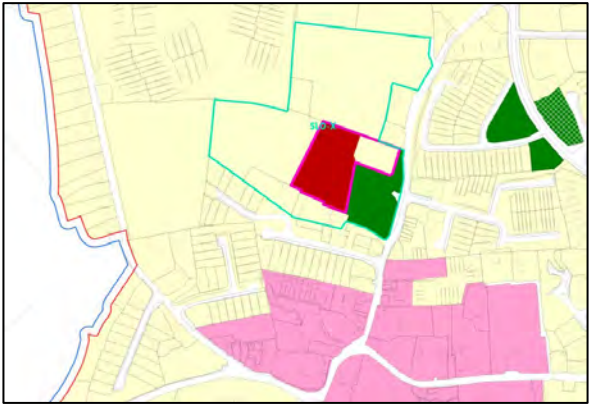
**Amend Map 1: Land Use Zoning and SLO map as follows:**

**Change from:**



**Change to:**

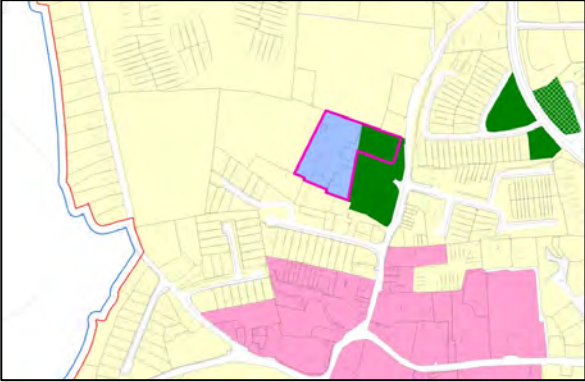
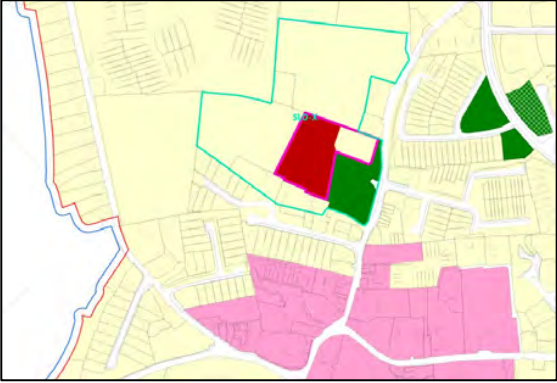
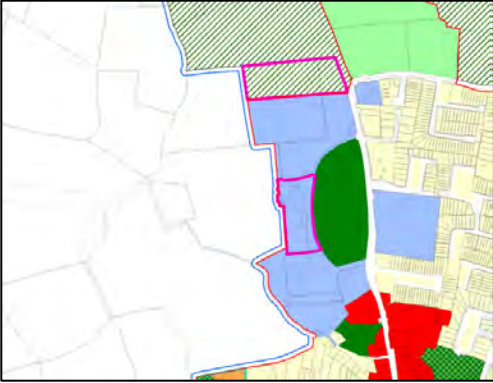
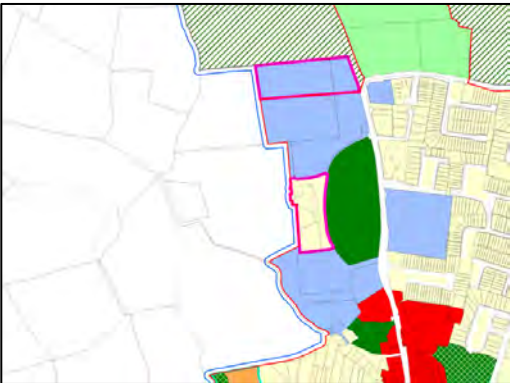


15	<b>SLO8</b> <b>Convent</b> <b>lands,</b> <b>Delgany</b>	<p><b>Add new SLO area 'SLO8 - Convent Lands'</b></p> <p><b><i>SLO8 - Convent Lands</i></b></p> <p><i>These SLO lands comprise the grounds and buildings of the former Delgany Carmelite Convent. The lands measure c. 3.9ha and are zoned RE 'Existing Residential', OS1 'Open Space' and MU 'Mixed Use'. Permission has been granted for a significant housing, open space, employment and community development on these lands, which commenced construction in 2024. In the event that this permitted development is not completed in accordance with this permission or changes are sought to the permitted development, any future development on these lands shall accord with the following requirements:</i></p> <ul style="list-style-type: none"> <li><i>▪ The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to Delgany / to existing transport services and to other new developments to the west;</i></li> <li><i>▪ The protection of the setting and character of the former Convent (a protected structure) shall be upmost in any design approach;</i></li> <li><i>▪ There may be no reduction in the quantum of internal community and employment space provided for in the redevelopment of the Convent buildings from that permitted under PRR 21/959;</i></li> <li><i>▪ Any development shall provide for the highest quality public open space that shall relate to, and be open and accessible from Delgany village.</i></li> </ul> 
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## Recommended Amendments to Maps

### Map No.1 Land Use Map

No.	Section	Recommended Amendment
16	Zoning Kilcoole	<p><b>Change from:</b></p>  <p><b>Change to (including amended SLO5 boundary):</b></p> 
17	Zoning Kilcoole	<p><b>Change from:</b></p>  <p><b>Change to:</b></p> 

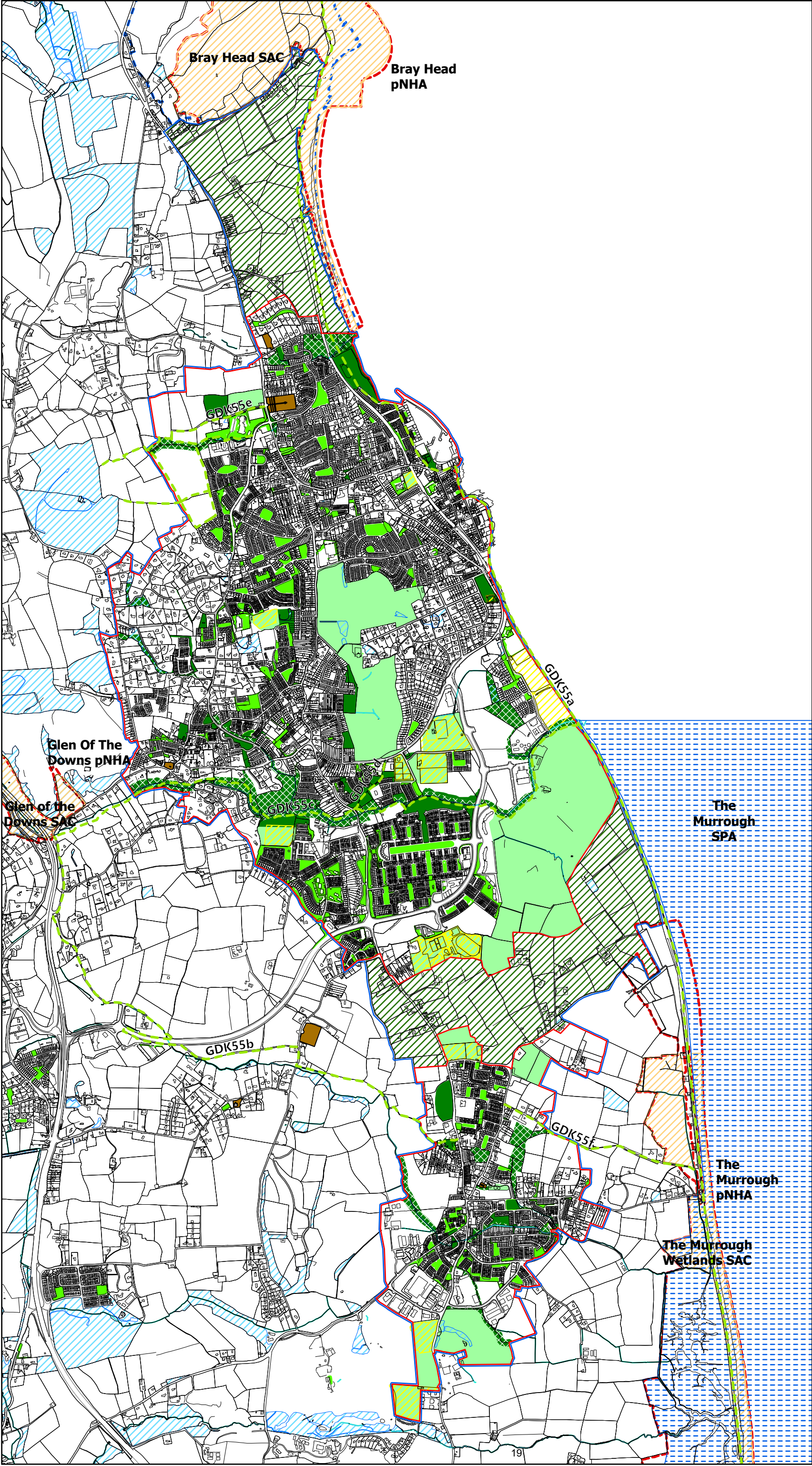
18	Zoning Delgany	<p><b>Change from:</b></p>  <p><b>Change to:</b></p> 
19	Zoning Kilcoole	<p><b>Change from:</b></p>  <p><b>Change to:</b></p> 



### Map No.3 Key Green Infrastructure

#### Proposed Amendment No. 20

Add '**Amenity Routes**' to Map No. 3 'Key Green Infrastructure' including in particular all routes identified in Objective GDK55.



**DRAFT**

**Greystones-Delgany & Kilcoole  
Local Planning Framework  
2025**

**Map No. 3B  
Key Green Infrastructure  
(CE Recommendations)**



- LEGEND**
- Settlement Boundary
  - Local Planning Framework (LPF) Boundary
  - AOS: Active Open Space
  - OS1: Open Space
  - OS2: Natural Area
  - AG: Agriculture
  - Existing Forestry & Woodlands (TÉ)
  - Existing Sports Grounds
  - Existing Graveyards
  - Existing Green Spaces
  - Proposed National Heritage Area (pNHA)
  - Bray Head Special Amenity Area Order (SAAO)
  - Special Area of Conservation SAC
  - Special Protection Areas (SPA))
  - Watercourses (TÉ)
  - Amenity Routes as per Objective GDK55

**WICKLOW COUNTY  
DEVELOPMENT PLAN  
2022-2028**



Wicklow County Council  
Planning Department

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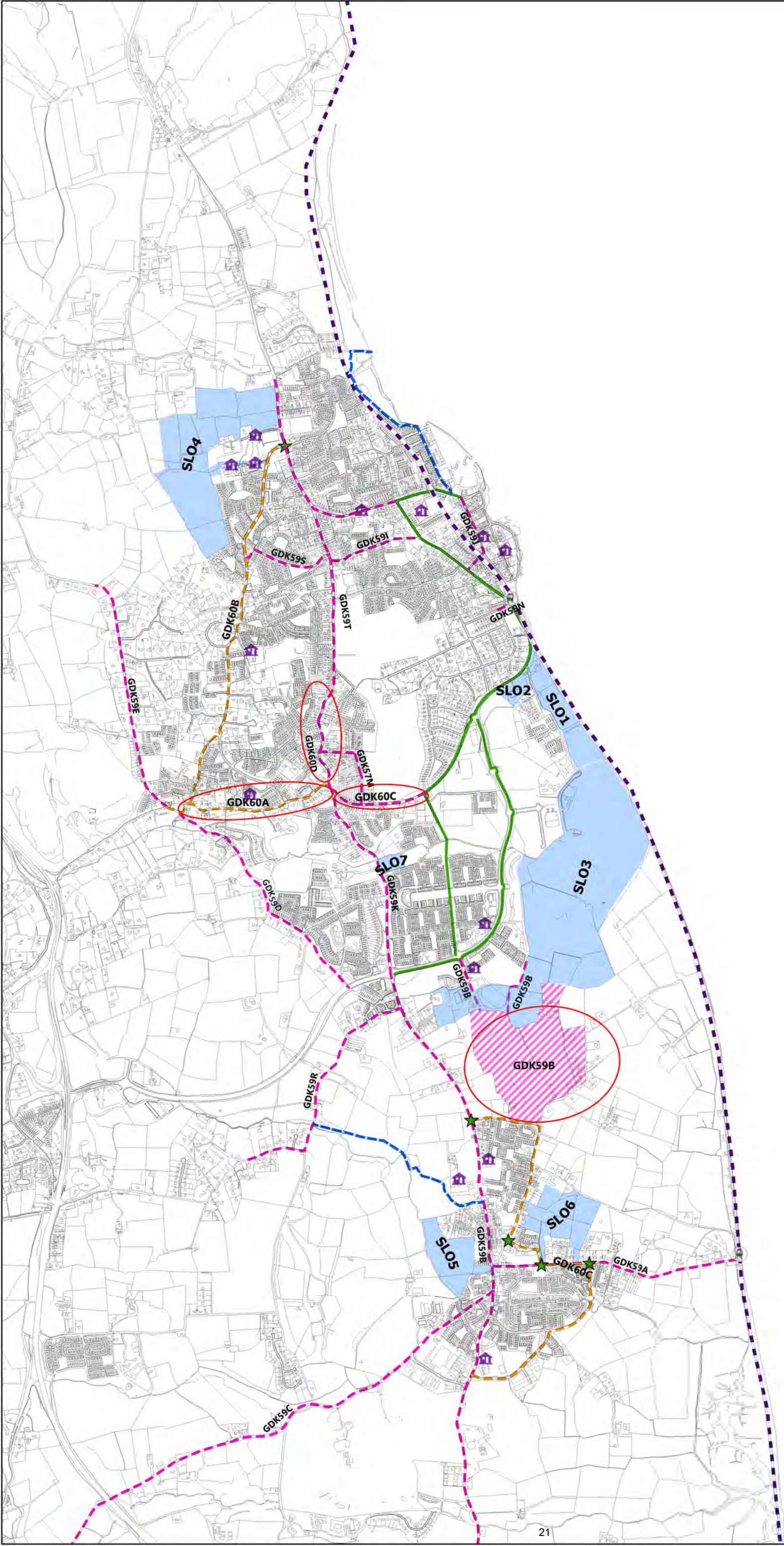
Scale NTS

## **Map No.5 Transport Strategy**

### **Proposed Amendment No. 21**

Amend Map No. 5 'Transport Strategy' map to reflect **Recommended Amendments 10 and 11**





- LEGEND**
- Specific Local Objectives
  - Pathfinder Scheme
  - Public Rights of Way
  - Irish Rail Route
  - Improved Pedestrian Cyclist Infrastructure
  - Improved Pedestrian Cyclist Infrastructure
  - Charlesland to Kilcoole Corridor
  - Junction Improvement
  - Train Station
  - Schools
  - CE Recommendation Amendment



## Appendices

### Appendix 3: Strategic Flood Risk Assessment

#### Proposed Amendment No. 22

Update the SFRA to consider the National CFRAM coastal dataset

Update flood risk maps

**See Part 5 of this Report - Addendum 1 to SFRA**



## Appendix 6: Infrastructure and Implementation Programme

### Proposed Amendment No. 23

Section 3.3: Transportation & Movement - Add the following additional map: Delgany footpaths

### Proposed Amendment No. 24

Amend **Implementation & Infrastructure Delivery Schedule Table** as follows:

Infrastructure	Delivery Schedule	Funding
<b>TRANSPORT</b>		
Delgany Village Accessibility Scheme (Convent Road Phase)	Medium term	State, WCC
Chapel Road Pedestrian and Cyclist Infrastructure Improvement Scheme	Immediate	State, WCC
Alternative route to the east of Kilcoole to 'by-pass' the core town centre	Ongoing	Developer, State, WCC
Pedestrian and cycling infrastructure from Kilcoole Main Street to Kilcoole train station	Medium term	State, WCC
Pedestrian and cycling infrastructure from Kilcoole to Charlesland	Medium term Short term	Developer, State, WCC
Pedestrian and cycling infrastructure from Kilcoole to Newtownmountkennedy	Medium term	State, WCC
Pedestrian infrastructure along the full length of Priory Road from Eden Gate to Delgany	Short term	State, WCC
Pedestrian infrastructure from Delgany to Kindlestown Woods	Immediate	State, WCC
Pedestrian and cycling safety improvements on the Charlesland dual carriageway from Kilcoole Road to Mill Road (part of Pathfinder Programme)	Immediate	State, WCC
Pedestrian and cycling safety improvements from Killincarrig crossroads to Greystones station (part of Pathfinder Programme)	Immediate	State, WCC
Pedestrian and cycling safety improvements from Greystones station to the harbour via Church Road and Victoria Road (part of Pathfinder Programme)	Immediate	State, WCC
Pedestrian and cycling safety improvements along Church Lane	Medium term	State, WCC
Pedestrian and cycling infrastructure from Church Road to the harbour via La Touche Place and Trafalgar Road, including the potential development of a new foot/cycle bridge over the railway line	Medium term	State, WCC
Pedestrian and cycling infrastructure along the Kilcoole Road from Killincarrig crossroads to Knockroe roundabout	Short term	State, WCC
Pedestrian and cycling infrastructure from Charlesland Wood to Mill Road via Burnaby Lawns including a new bridge across the Three Trout's River (part of Pathfinder Programme)	Immediate	State, WCC
Pedestrian, cycling and road layout improvements in Castle Villas, Carrig Villas and New Road in Killincarrig in order to create a 'homezone' environment	Medium term	State, WCC
Pedestrian and cycling improvements, including potential full pedestrianisation, of Killincarrick Road along Burnaby Park from the Church Road junction to the Burnaby Road junction	Long term	State, WCC
Pedestrian and cycling infrastructure from Prettybush Corner to Kilquade	Medium term	State, WCC
Pedestrian and cycling infrastructure from R761 to Chapel Road via Applewood Heights	Medium term	State, WCC
To cooperate with NTA, Iarnrod Éireann and other relevant transport planning bodies in the delivery of a high quality, integrated and accessible transport system in the LPF area. In particular to support and facilitate the following schemes / programmes: a) The improvement of mainline train and DART services b) The improvement of existing and provision of new bus services within the LPF area and linking the LPF area to the wider County and to Dublin	Ongoing	State, WCC

## Proposed Amendment No. 25

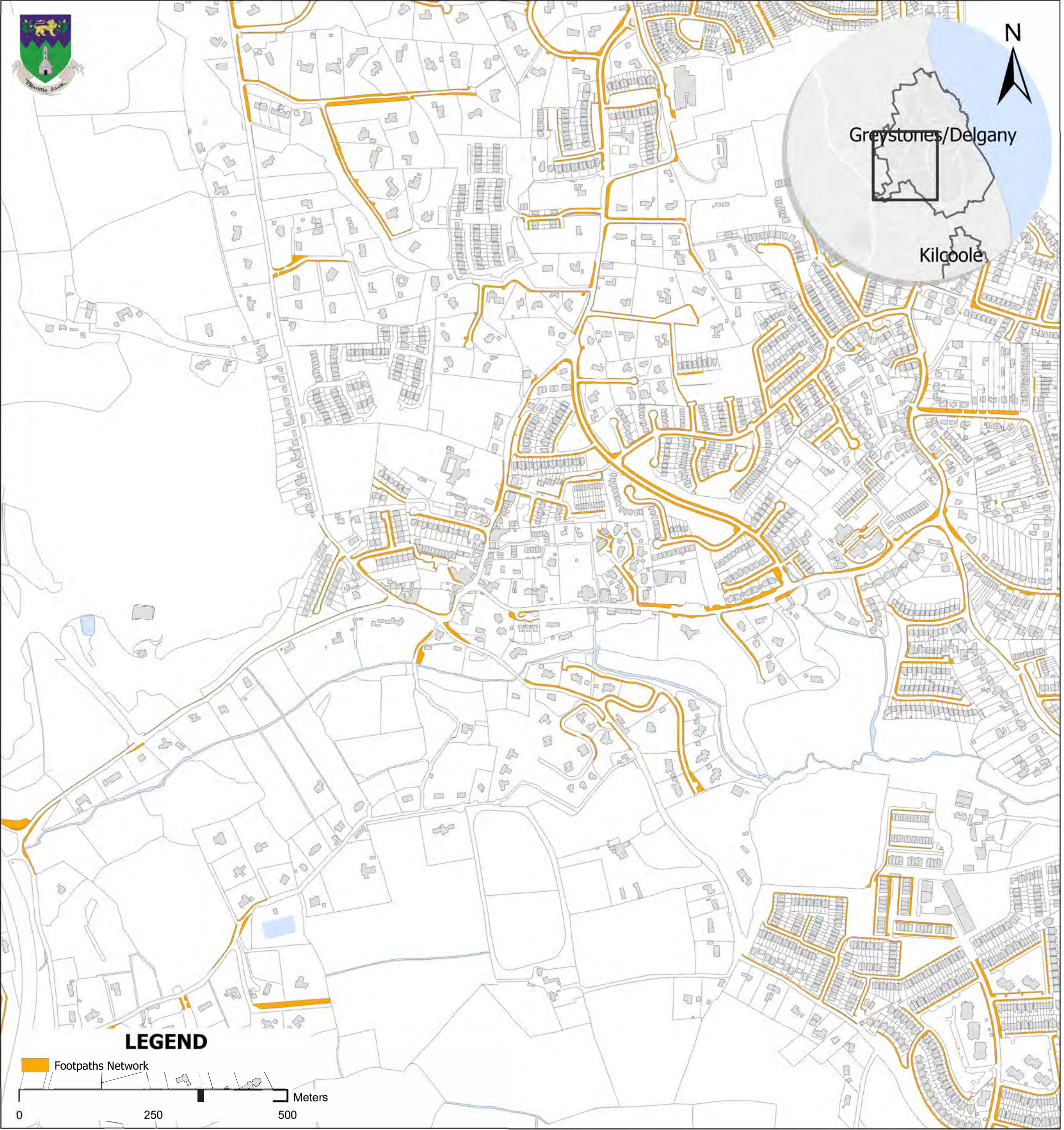
**Amend:** 'Infrastructure assessment and requirements for key development areas (identified as SLOs)'

Infrastructure assessment and requirements for key development areas (identified as SLOs)

Site ID	Current servicing status				Additional infrastructure needs to support full development of site
	Water Supply	Wastewater Infrastructure	Surface Water Infrastructure	Roads & Transportation	
SLO1: Mill Road – South Beach	1	1	1	1	N/A
SLO2: Mill Road	1	1	1	1	N/A
SLO3: Charlesland	1	1	1	1	N/A
SLO4: Coolagad	1 2	1 2	2	1	Surface Water - Surface Water Management Plan required – Developer + WCC Wastewater and water supply main upgrades downstream - Developer + UE Sports / Amenity Park – Developer Community facilities – Developer +WCC
SLO5: Bullford	1	1	1	1	Sports / Amenity Park – Developer Community facilities (childcare) – Developer Additional community facilities – Developer +WCC
SLO6: Ballydonarea	1 2	2	1	1	Wastewater Services - Drainage Area Plan required – Developer + WCC + UE Watermain upgrades - Developer + UE Amenity Park – Developer Community facilities (childcare) – Developer Additional community facilities – Developer +WCC
SLO7 : Three Trouts	1	1	1	1	Amenity Park – Developer

1 = serviced, 2 = serviceable, 3 = unserved







## PART 3 LIST OF SUBMISSIONS

List of submissions to Proposed Variation No. 4 / Draft Greystones – Delgany & Kilcoole Local Planning Framework.

Each name is a hyperlink to the submission online.

Reference Number	Name	Portal Reference / By post/hand
1	<a href="#">Gas Networks Ireland</a>	162731
2	<a href="#">Plan8 Architects</a>	122411
3	<a href="#">John Darcy</a>	Post by hand
4	<a href="#">Dermot Ray &amp; Eileen Byrne</a>	Post by hand
5	<a href="#">Stephen Moore</a>	102747
6	<a href="#">Patricia Cusack</a>	164216
7	<a href="#">Richard and David Fox</a>	134235
8	<a href="#">Stuart Kinch</a>	120551
9	<a href="#">Office of Public Works</a>	120215
10	<a href="#">Orla Baines</a>	182603
11	<a href="#">John Darcy</a>	Post by hand
12	<a href="#">Lidl Ireland GmbH</a>	173039
13	<a href="#">Sandra Byrne Lucina Byrne and Gavin McGuinness</a>	101402
14	<a href="#">Grace Goggin</a>	084242
15	<a href="#">Rori Coleman</a>	100750
16	<a href="#">An Post</a>	141307
17	<a href="#">Eastern and Midland Regional Assembly (EMRA)</a>	135601
18	<a href="#">Dwyer Nolan Developments Ltd.</a>	174307
19	<a href="#">Martin O'Malley</a>	103045
20	<a href="#">Coolagad Environmental</a>	102519
21	<a href="#">Larry Doyle</a>	184307
22	<a href="#">Meath County Council</a>	115425
23	<a href="#">Liam O'Meara</a>	121349
24	<a href="#">Transport Infrastructure Ireland (TII)</a>	121432
25	<a href="#">Hubi Kos</a>	121959
26	<a href="#">Sinead Murphy &amp; Christopher Grey</a>	140733
27	<a href="#">Coolagad Environmental</a>	112158
28	<a href="#">Coolagad Environmental</a>	154214
29	<a href="#">Mary O'Connor &amp; Michael Gahan</a>	Post by hand
30	<a href="#">Greystones Lawn Tennis Club</a>	162008
31	<a href="#">Kilcoole Residents Development Association</a>	204008
32	<a href="#">Chris Gammell</a>	085358
33	<a href="#">Paul &amp; Renee Sutton</a>	085034
34	<a href="#">Colin Acton</a>	213209
35	<a href="#">Tom and Sandra Hayes</a>	082205
36	<a href="#">Pat Nolan</a>	Post by hand
37	<a href="#">Derek Mitchell</a>	Post by hand
38	<a href="#">Alan Richardson</a>	115524
39	<a href="#">Paraic McGarty and Emily Joyce</a>	134724

40	<a href="#">Greystones Golf Club</a>	135729
41	<a href="#">Nicky and Dominic Cox</a>	140022
42	<a href="#">Liam Kennedy</a>	140203
43	<a href="#">Delgany Golf Club</a>	140555
44	<a href="#">Greystones Golf Club</a>	141243
45	<a href="#">The Land Development Agency</a>	143703
46	<a href="#">EirGrid</a>	150326
47	<a href="#">Liam Kennedy</a>	153649
48	<a href="#">Office of the Planning Regulator</a>	160738
49	<a href="#">National Transport Authority</a>	170647
50	<a href="#">Morgan Evans</a>	171950
51	<a href="#">Clement Wilson</a>	103105
52	<a href="#">Joan Moran</a>	140002
53	<a href="#">Kilcoole Tidy Towns</a>	215559
54	<a href="#">Eire Og Greystones GAA</a>	221407
55	<a href="#">Killincarrig Community Association</a>	230642
56	<a href="#">Austin Baines</a>	071933
57	<a href="#">Peter Allan O'Connor</a>	100730
58	<a href="#">Greystones Town Team</a>	102442
59	<a href="#">Tesco Ireland Limited</a>	111806
60	<a href="#">Uisce Eireann</a>	113611
61	<a href="#">Tom O'Shea</a>	113817
62	<a href="#">Dwyer Nolan Developments Ltd</a>	113820
63	<a href="#">Tom O'Shea</a>	111235
64	<a href="#">Electricity Supply Board</a>	121303
65	<a href="#">Aidan Kelly</a>	125527
66	<a href="#">Beakonshaw Developments Ltd</a>	142104
67	<a href="#">Burnaby Residents Association</a>	135629
68	<a href="#">Julia Davies</a>	144907
69	<a href="#">Julia Davies</a>	145551
70	<a href="#">David and Ida Kelly</a>	144815
71	<a href="#">D/RES Properties and the Evans Family</a>	150329
72	<a href="#">Andrew O'Kane</a>	150518
73	<a href="#">Delgany Community Council</a>	153912
74	<a href="#">RGRE J&amp;R Stylebawn Limited</a>	154235
75	<a href="#">Lowick Homes</a>	144058
76	<a href="#">Paul Brady</a>	164339
77	<a href="#">Brookhampton Limited</a>	165507
78	<a href="#">Department of Education &amp; Youth</a>	171855
79	<a href="#">Cairn Homes Properties Ltd</a>	175113
80	<a href="#">Sporting Greystones FC &amp; Greystones Cricket Club</a>	191417
81	<a href="#">William and Aine Sparkes</a>	201238
82	<a href="#">The Bloom Partnership</a>	173953
83	<a href="#">Sarah Doyle</a>	212732
84	<a href="#">Greystones Family Resource Centre clg</a>	213436
85	<a href="#">Kathleen Kelleher</a>	222117
86	<a href="#">Keith Scanlon</a>	222615
87	<a href="#">Colin Love</a>	233556
88	<a href="#">Dermod Dwyer</a>	Post by hand