

	<h1>Greystones-Delgany & Kilcoole LPF Variation No.4</h1>
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Who are you:	Agent
Name:	CBRE Advisory (IRL) Ltd. (Agent) on behalf of the Joint Receivers of RGRE J&R Stylebawn Limited
Reference:	GDKLPF-154235
Submission Made	June 20, 2025 3:54 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.1 Introduction
- 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:

CBRE Advisory (IRL) Ltd. (CBRE) has prepared this submission on behalf of the Joint Receivers of RGRE J&R Stylebawn Limited (Client), in response to 'The Draft Greystones / Delgany & Kilcoole Local Planning Framework (LPF) 2025' which is being prepared under proposed 'Variation No. 4 to the Wicklow County Development Plan 2022 – 2028' (Development Plan).

This submission presents a clear, evidence-based case for the retention of the residential zoning designation on lands at Stylebawn House, Delgany, Co. Wicklow.

The proposed de-zoning of the subject lands at Stylebawn House is inconsistent with national planning policy, demographic trends, and infrastructure realities. These lands are uniquely positioned to deliver much-needed housing in a sustainable, plan-led manner.

Failure to retain the residential zoning would:

- Undermine national housing delivery targets.
- Waste a fully serviced, infrastructure-ready site.
- Contradict the principles of compact growth and sustainable development.

In contrast, retaining the zoning will:

- Support the delivery of housing in a high-demand area.
- Align with the Revised NPF, RSES, and Ministerial directives.
- Ensure Delgany continues to grow as a vibrant, inclusive, and sustainable community.

Therefore, we respectfully request that the Council retain the current residential zoning of the subject lands to ensure consistency with national housing policy and to support the sustainable growth of Co. Wicklow – particularly within the strategically located settlement of Greystones / Delgany.

Please refer to the attached Submission for more details.

Please select which town you want to comment on:

Greystones/Delgany

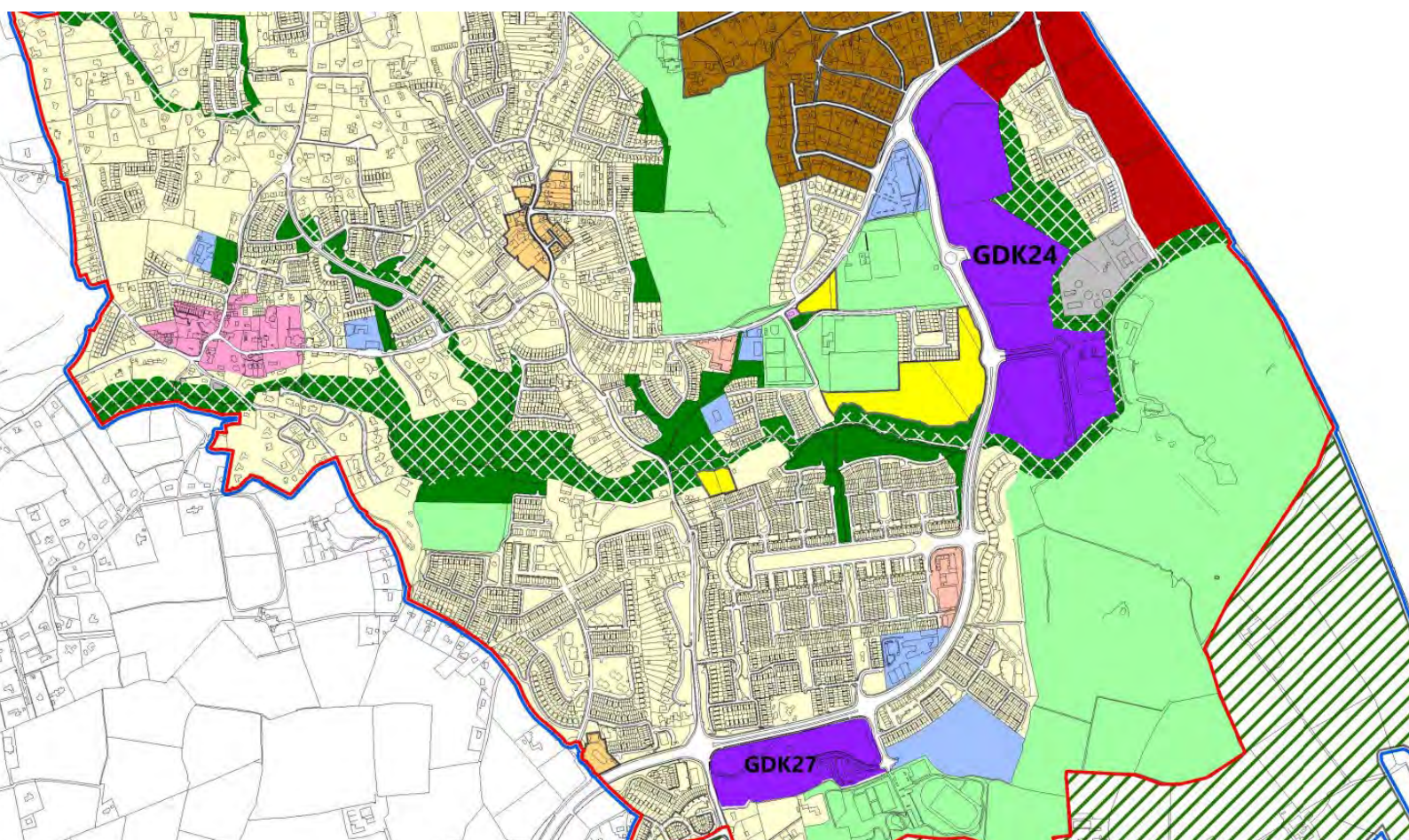
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GreystonesDelganyKilcooleLPF2025_CBRE_Submission_200625.pdf, 5.49MB

Submission: Draft Greystones- Delgany & Kilcoole Local Planning Framework (LPF) 2025 / Variation No. 4 to the County Development Plan 2022 - 2028

CBRE Advisory (IRL) Ltd.
On behalf of the Joint Receivers of RGRE J&R Stylebawn Limited

20 June 2025



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1. Introduction

1.1 Overview

CBRE Advisory (IRL) Ltd.¹ (CBRE) has prepared this submission on behalf of the Joint Receivers of RGRE J&R Stylebawn Limited (Client), in response to 'The Draft Greystones / Delgany & Kilcoole Local Planning Framework (LPF) 2025' which is being prepared under proposed 'Variation No. 4 to the Wicklow County Development Plan 2022 – 2028' (Development Plan).

The Draft LPF was issued for public consultation by Wicklow County Council (Council) on 09 May 2025.

This submission is made within the statutory consultation period, concluding at midnight on Friday, 20 June 2025, and presents a clear, evidence-based case for the retention of the residential zoning designation on lands at Stylebawn House, Delgany, Co. Wicklow.

1.2 Subject Lands

The subject lands, known as Stylebawn House, are located on the south-western edge of Delgany village, with direct access from the R762 Glen Road (see **Figure 1.1**). This strategic location connects the site to the N11 corridor and the wider Greystones area, offering excellent regional connectivity.

The site comprises a detached 18th century period residence – Stylebawn House (formerly Glenowen House) – set within extensive greenfield lands of a predominantly wooded character. The property is a Protected Structure, recognised for its architectural and historical significance, and the northern portion of the site lies within the Delgany Architectural Conservation Area. A stream traverses the site, contributing to its natural amenity value.

Boundaries include Priory Road and Blackberry Lane to the east, Bellevue Hill to the north, and Delgany Golf Club to the northwest. The surrounding area has experienced significant residential growth in recent years, with developments such as Bellevue Rise, Littlebrook, Churchlands, and Archers Wood delivering a mix of housing typologies and community infrastructure.

The lands were previously zoned 'R2.5 – Residential' under the 'Greystones–Delgany Local Area Plan 2013' and are subject to the Residential Zoned Land Tax (RZLT), further reinforcing their designation for housing delivery.

Key locational advantages include:

- **Proximity to Essential Services:** The Greystones / Delgany area offers a full range of amenities, including retail, office, commercial, education, healthcare, childcare, and leisure and recreational facilities.
- **Excellent Transport Connectivity:** The site is c.1km from the N11 interchange, providing direct access to the M11 and M50. It is also c.2.5km from Greystones DART station and served by multiple bus routes, including Route L1 directly adjacent to the site). An additional stop c.2km away provides access to Routes L1, L2, L3, X1, and X2, offering connections from Newtownmountkenedy and Kilcoole through Greystones and Bray to Dublin City Centre.

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- **Access to Employment Centres:** The site is within commuting distance of major employment hubs, including Bray Town Centre (c.12km), Cherrywood Business Park (c.16km), Carrickmines Retail & Office Park (c.18km), Sandyford Business Park (c.22km), Dundrum Town Centre (c.25km) and Dublin City Centre (c.30km)

The subject lands at Stylebawn House are ideally positioned to contribute to the sustainable growth of Delgany and the wider Greystones area. Their de-zoning would represent a significant missed opportunity to deliver housing in a serviced, policy-aligned, and highly accessible location. The remainder of this submission will demonstrate in detail why the retention of residential zoning is not only justified but essential to meeting local and national housing objectives.



Figure 1.1: Subject Lands at Stylebawn House [Source: Google Maps, CBRE Annotation]

1.3 Submission Rationale

The subject lands are fully serviced, historically zoned for residential use, and represent a strategically located, infrastructure-ready site capable of delivering much-needed housing in the short term. Their de-zoning would be inconsistent with national and regional planning policy, undermine compact growth objectives, and hinder the delivery of sustainable communities in a high-demand area. (See **Figure 1.2**)

This submission provides a comprehensive assessment of the planning, demographic, infrastructural, and policy context underpinning the suitability of the lands for continued residential zoning. It also identifies material inconsistencies between the Draft LPF and national and regional planning frameworks, particularly in light of the acute housing supply challenges facing Ireland.

In summary, this submission:

- Demonstrates that the subject lands are fully serviced, infrastructure-ready, and capable of immediate residential development.
- Establishes that the proposed de-zoning is in direct conflict with the First Revision to the National Planning Framework (NPF) and recent Ministerial guidance, both of which prioritise the activation of zoned, serviced land.
- Highlights that population growth in Greystones / Delgany has already surpassed local development plan targets, underscoring the urgent need for additional housing capacity.
- Presents a comprehensive feasibility study that supports compact growth, policy alignment, and the delivery of inclusive, well-serviced communities – clearly illustrating the site’s potential to contribute meaningfully to sustainable housing delivery.

We respectfully request that the Council retain the current residential zoning of the subject lands to ensure consistency with national housing policy and to support the sustainable growth of Co. Wicklow – particularly within the strategically located settlement of Greystones / Delgany.

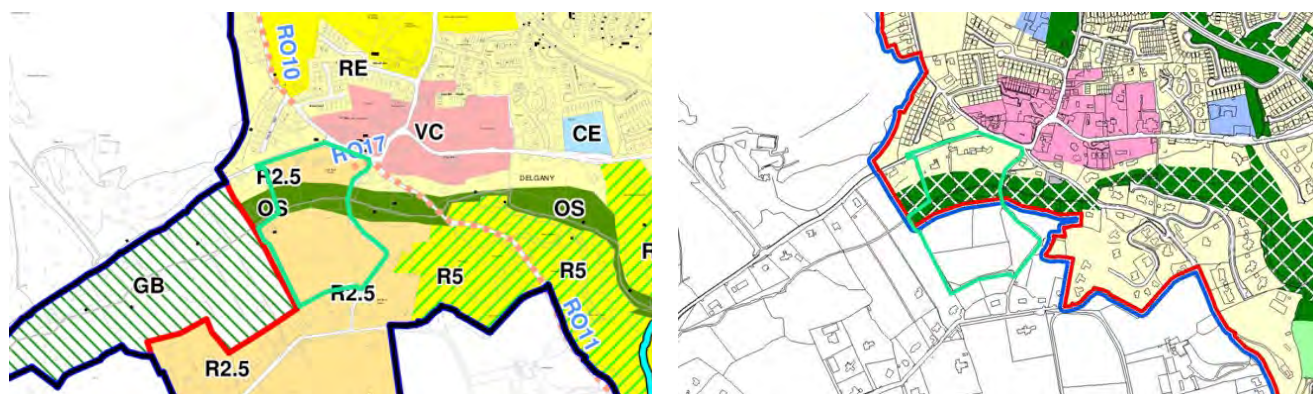


Figure 1.2: Current and Proposed Land Use Zoning Objectives for the Subject Lands Respectively [Source: Extract from Greystones / Delgany LAP 2013-2019 and Extract from the Draft Greystones / Delgany & Kilcoole Local Planning Framework (Development Plan Variation No.4)]

2. Planning Policy Context

2.1 National and Regional Policy

The recently ‘First Revision to the National Planning Framework’ (Revised NPF) marks a significant recalibration of Ireland’s long-term spatial strategy. This statutory update reflects substantial demographic, economic, and policy shifts since the NPF’s original adoption in 2018, and it introduces a more responsive framework to address Ireland’s evolving population dynamics and housing needs.

A central feature of the Revised NPF is the upward revision of national population projections. Ireland’s population is now expected to reach 5.7 million by 2030 and 6.1 million by 2040 – representing growth of 10.6% and 18.5% respectively from 2022 levels. These figures are widely regarded as conservative, particularly in light of sustained net inward migration driven by robust economic performance, labour market demand, and geopolitical factors. Notably, the Economic and Social Research Institute (ESRI) has modelled a high-migration scenario projecting a population of 6.3 million by 2040 – 200,000 above the Revised NPF baseline.

While the Revised NPF adopts a cautious planning baseline, it is imperative that local planning authorities remain agile and responsive to the likelihood of demographic outperformance. Underestimating population growth risks creating systemic shortfalls in housing, infrastructure, and public services.

The Revised NPF reaffirms the core principles of compact growth, sustainable settlement patterns, and balanced regional development. It places particular emphasis on:

- Transport-Oriented Development (TOD) to maximise the value of public transport investment;
- Activation of serviced, zoned land through fiscal tools such as the Residential Zoned Land Tax (RZLT); and
- Accelerated housing delivery in areas with existing infrastructure and service capacity.

National Policy Objective (NPO) 42 sets a target of delivering c.50,000 new homes annually to 2040. This objective underscores the urgency of unlocking development-ready land in locations that can support sustainable, high-quality communities. Greystones / Delgany, with its established infrastructure, public transport access, and proximity to employment centres, is precisely the type of settlement envisaged for targeted growth under the NPF.

At the regional level, the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region, prepared by the Eastern and Midland Regional Assembly (EMRA), provides the strategic framework for implementing the Revised NPF. The RSES identifies Greystones / Delgany as part of the Dublin Metropolitan Area Strategic Plan (MASP) – a designation that positions the town as a key growth node with a responsibility to accommodate a proportionate share of regional population and employment expansion.

This designation is not symbolic; it carries a clear policy mandate to facilitate compact, infrastructure-led development in areas with demonstrable capacity. The proposed de-zoning of the subject lands directly contradicts this mandate and undermines the strategic intent of both the Revised NPF and RSES.

Conclusion

Ireland's national and regional planning frameworks anticipate sustained population growth and place significant emphasis on the delivery of housing in well-served, strategically located settlements. Greystones / Delgany, as a designated growth centre within the Dublin MASP, is expected to play a pivotal role in meeting this demand.

The proposed de-zoning of the subject lands at Stylebawn House is inconsistent with this policy direction. These lands are ideally positioned to contribute to compact growth, are already serviced, and are capable of near-term residential delivery. Their retention as residentially zoned land is not only justified – it is essential to achieving national housing and spatial planning objectives.

2.2 Current Development Plan

The 'Wicklow County Development Plan 2022–2028' designates Greystones / Delgany as a 'Self-Sustaining Growth Town' and Kilcoole as a 'Self-Sustaining Town'. These classifications apply to settlements with a moderate level of employment and essential services, typically including commuter towns and sub-county market centres. Both areas benefit from strong transport connectivity and are explicitly recognised as having the capacity to accommodate continued, sustainable growth that enhances local self-sufficiency.

The Development Plan projects a population increase of c.20.5% for Greystones / Delgany over the plan period, targeting a population of 21,727 by Q2 2028 (see **Figure 2.1**). However, this projection was formulated prior to the release of the 2022 Census data (see **Figure 2.3**) and the Revised NPF. It does not reflect the scale of residential development currently underway or already permitted in the area.

Persisting with these outdated assumptions risks constraining housing supply, exacerbating affordability pressures, and undermining the delivery of compact, sustainable communities in one of the most strategically located and infrastructure-ready areas in Co. Wicklow.

Recent development trends clearly indicate that the projected population target is likely to be exceeded well before the end of the plan horizon. A substantial pipeline of residential schemes – many of which are already under construction or completed – demonstrates that the area is on track to surpass its projected population figures. This disconnect between actual development activity and the Development Plan's assumptions underscores the need for an urgent, evidence-based reassessment of local growth capacity.

In this context, the proposed de-zoning of fully serviced, residentially zoned lands – such as the subject lands at Stylebawn House – is not only inconsistent with observed development trends but also fundamentally misaligned with the objectives of the Development Plan, the Revised NPF, and the RSES. These lands represent a critical opportunity to deliver housing in a location that is already supported by infrastructure, services, and policy designation for growth.

Level	Settlement	Population 2016	Population target Q2 2028
1	Bray	29,646	38,565
2	Wicklow - Rathnew	14,114	18,515
3	Arklow	13,226	15,419
	Greystones - Delgany	18,021	21,727
	Blessington	5,234	6,145

Figure 2.1: Population Targets [Source: Development Plan]

Conclusion

Greystones/ Delgany is experiencing population and housing growth that significantly outpaces the assumptions underpinning the current Development Plan. The existing population target of 21,727 by 2028 no longer reflects the area's development trajectory or its strategic role within the Dublin MASP. In this context, the proposed de-zoning of serviced, residentially zoned land – such as the subject lands at Stylebawn House – is not only unjustified but counterproductive to achieving local and national planning objectives.

2.3 Draft Variation No.4 of the Development Plan (Greystones / Delgany & Kilcoole Local Planning Framework)

Draft Variation No. 4 to the Wicklow County Development Plan 2022–2028 introduces a new Local Planning Framework (LPF) for Greystones, Delgany, and Kilcoole, while retaining the designation of Greystones–Delgany as a 'Self-Sustaining Growth Town'. This designation is consistent with the Regional Spatial and Economic Strategy (RSES) and the National Planning Framework (NPF), reaffirming the area's strategic role in accommodating compact, infrastructure-led growth.

The Draft LPF reiterates that Level 3 settlements – typically ranging in population from 6,000 to 22,000 based on Census 2022 data – are expected to support significant further growth to enhance local self-sufficiency. It maintains a population growth target of 25–30% over the period 2016 to 2031. However, this target does not reflect the scale of demand or the delivery capacity evident in the local housing market.

Critically, the Draft LPF retains the same population target of 21,727 by Q2 2028 as set out in the current Development Plan, followed by a marginal projected increase of just 354 people (1.6%) between 2028 and 2031 (see **Figure 2.2**). Yet, Census 2022 data confirms that the population of Greystones / Delgany had already reached 22,009 – surpassing the 2028 target six years ahead of schedule (see **Figure 2.3**). This clearly signals a need for additional housing capacity and a more ambitious, data-driven approach to growth planning.

The Draft LPF's static population assumptions are increasingly misaligned with national demographic trends and fail to reflect updated modelling from the ESRI and the Revised NPF. As outlined in **Section 2.1**, the Revised NPF projects Ireland's population to reach 5.7 million by 2030 and 6.1 million by 2040, with the ESRI's high-migration scenario projecting 6.3 million by 2040. These figures underscore the inadequacy of the Draft LPF's growth assumptions and raise serious concerns about its capacity to respond to accelerating population growth and associated housing pressures.

Compounding this issue, the Draft LPF proposes the de-zoning of a substantial portion of land previously earmarked for residential development – including the subject lands at Stylebawn House. This policy shift directly contradicts the LPF's stated objectives for sustainable growth. At a time when increasing housing supply is a national and regional imperative, the removal of well-located, serviced residential lands risks constraining delivery capacity, undermining compact growth principles, and exacerbating affordability challenges.

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

Figure 2.2: Population Targets [Source: Draft Variation No.4 to the Development Plan]

Towns: Greystones-Delgany

2022

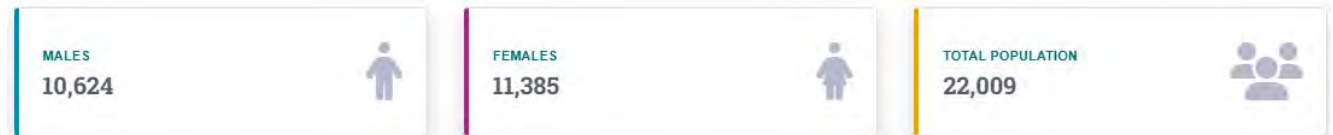


Figure 2.3: Greystones / Delgany Population Figures for 2022 [Source: Census 2022]

Conclusion

To remain consistent with national and regional planning policy, the Draft LPF must demonstrate clear alignment with the strategic objectives of the Revised NPF, the RSES, and the overarching goals of the Development Plan. These frameworks emphasise the importance of accurate population forecasting, responsive zoning, and the activation of serviced land to support sustainable, balanced development.

The current population targets and zoning proposals within the Draft LPF fall short of these expectations. The retention of outdated projections and the proposed de-zoning of viable residential lands represent a significant policy disconnect – one that risks undermining housing delivery, inflating prices, and weakening the long-term sustainability of the Greystones / Delgany and Kilcoole area.

A more integrated and responsive planning approach is urgently required – one that reflects actual growth trends, leverages existing infrastructure, and supports the delivery of housing in line with national and regional objectives.

3. Rationale for Submission

This section of the submission outlines our principal observations and recommendations, with the objective of ensuring that the Draft Greystones / Delgany & Kilcoole Local Planning Framework is fully aligned with the strategic goals of national and regional planning policy.

3.1 Advocacy for the Retention of Residential Zoning: Strategic Justification and Policy Alignment

This submission strongly advocates for the retention of the residential zoning of the subject lands, which are proposed for de-zoning under the Draft LPF (see **Figures 3.1** and **Figures 3.2**). These lands have long been designated for residential development, reflecting a strategic, plan-led approach to growth that aligns with both local and regional planning objectives, including those set out in the Development Plan, the RSES, and the Revised NPF.

Recent planning applications submitted for the subject lands (see **Section 3.3**) clearly demonstrate intent and readiness to deliver housing. This is not a case of passive or speculative zoning; rather, it is an active, infrastructure-serviced site progressing toward development. The proposed removal of residential zoning at this stage would not only undermine ongoing efforts to address housing demand but also contradict the principles of compact growth, infrastructure-led planning, and sustainable development.

The urgency of maintaining and expanding appropriately zoned residential land has been further underscored by recent ministerial correspondence. In a proactive response to the national housing crisis, the Minister for Housing, Local Government and Heritage, James Browne TD, has written to all local authorities and An Coimisiún Pleanála (formerly ‘An Bord Pleanála’), urging immediate action to unlock housing supply. The Department is currently preparing a Section 28 Direction that will require local authorities to revisit their development plans and designate additional land for residential use.

This ministerial intervention reinforces the critical importance of ensuring that viable, serviced, and strategically located lands – such as those in Greystones / Delgany – remain zoned for residential development. De-zoning such lands would not only contradict national policy direction but also risk delaying urgently needed housing delivery in one of the region’s most dynamic and infrastructure-ready growth areas.

Conclusion

The continued residential zoning of the subject lands is both strategically justified and policy-consistent.

These lands are:

- Strategically located within a designated Self-Sustaining Growth Town.
- Serviced and infrastructure-ready, with a clear path to delivery.
- Aligned with national and regional policy, including the NPF, RSES, and the Minister’s recent directive.
- Essential to meeting local housing demand and supporting compact, sustainable growth.

Their development potential is significant and should be harnessed – not constrained – to support the long-term prosperity and resilience of the Greystones / Delgany area.

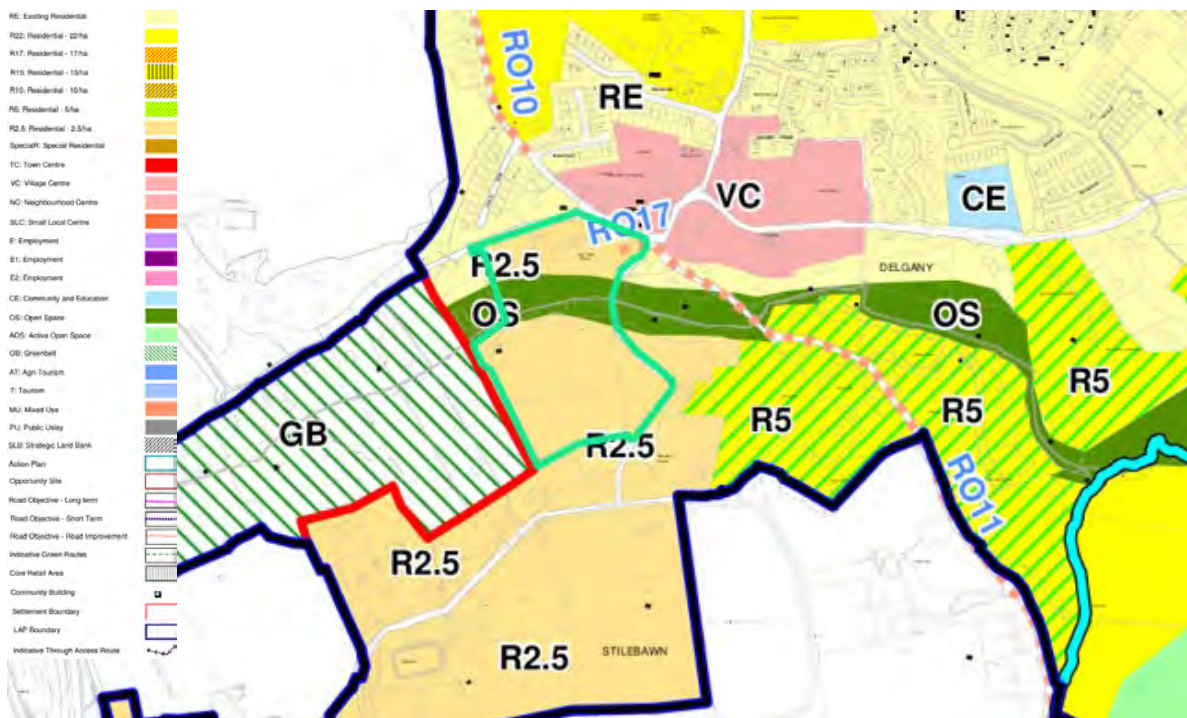


Figure 3.1: Current Land Use Zoning Objectives for the Subject Lands [Source: Extract from Greystones / Delgany LAP 2013-2019]

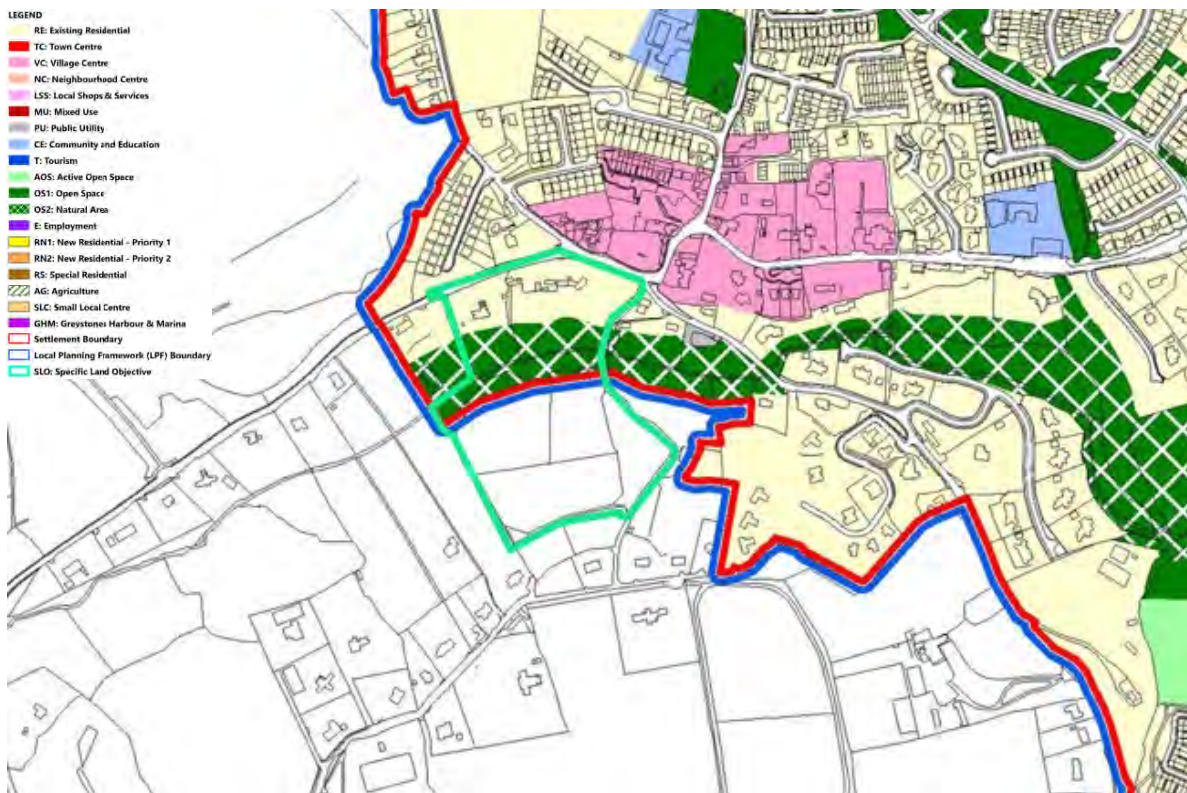


Figure 3.2: Land Use Zoning Objectives for the Subject Lands [Source: Extract from the Draft Greystones / Delgany & Kilcoole Local Planning Framework (Development Plan Variation No.4)]

3.2 Population Growth and Housing Demand in Greystones / Delgany: A Call for Strategic Recalibration

Greystones / Delgany is undergoing a period of sustained demographic expansion. According to Census 2022, the population increased from 18,140 in 2016 to 22,009 in 2022 – an increase of over 21% in just six years. This growth has already surpassed the Draft LPF's 2028 population target of 21,727, rendering that target outdated and misaligned with current realities. This rapid population growth has placed significant pressure on the local housing market. Between 2021 and 2024, only 1,870 new dwellings were completed in the Greystones / Delgany area (A63 postcode), a figure that has not kept pace with demand. The resulting imbalance is contributing to rising property prices, constrained availability, and growing affordability challenges for both new and existing residents.

The Draft LPF proposes a population increase of 3,941 people between 2016 and 2031. However, the projected figure contradicts the core strategy's stated ambition of 25–30% growth for the settlement of Greystone / Delgany, undermining the credibility and coherence of the Draft LPF's growth framework. Based on a 2016 baseline of 18,140, a 25–30% increase would equate to an additional 4,535 to 5,442 residents – significantly higher than the current projection. This discrepancy highlights the need for a recalibrated policy approach that reflects actual demographic trends and housing pressures.

The consequences of this mismatch are serious. If housing supply continues to lag behind population growth, the local market will face mounting pressure, driving up rents and home prices, and exacerbating socio-economic inequality. Without timely and strategic intervention, Greystones / Delgany risk transitioning from vibrant, inclusive communities into areas marked by housing instability and reduced quality of life.

This challenge is not unique to Greystones / Delgany. Across Ireland, many communities are grappling with similar pressures. However, given this area's high quality of life, strategic location, and proximity to Dublin, it is particularly attractive to new residents and therefore requires a planning framework that is both responsive and future-focused.

Compounding the issue, several parcels of land previously identified for residential development have been omitted from the Draft LPF's zoning map – including the subject lands at Stylebawn House. This decision further limits the area's capacity to meet housing demand and directly undermines the strategic objectives of the Revised NPF and the RSES.

Moreover, national evidence from the Department of Housing, Local Government and Heritage indicates that activation rates for zoned residential land are historically low, with some studies showing that fewer than 50% of zoned lands are brought forward for development within a plan period. The Land Development Agency (LDA) and the Housing Commission have similarly highlighted that infrastructure constraints, fragmented ownership, and speculative holding often delay or prevent development.

These findings reinforce the need for local authorities to zone a sufficient buffer of residential land to account for low activation and conversion rates. Without this buffer, even well-intentioned housing targets may fall short due to practical delivery constraints.

Conclusion

To ensure that Greystones / Delgany continues to thrive as a designated Self-Sustaining Growth Town, the Draft LPF must be revised to reflect current demographic realities and housing needs. This includes updating population projections, expanding the supply of zoned and serviced residential land, and ensuring that policy decisions are aligned with national and regional growth strategies..

3.3 Planning History and Infrastructure Readiness: A Strong Case Against De-Zoning

An overview of the significant planning history related to the subject lands is provided below, derived from a desktop study of online resources published by Wicklow County Council (hereafter 'WCC') and An Coimisiún Pleanála (formerly 'An Bord Pleanála')

Table 3.1: Planning History – Subject Lands

REG. REF.	DECISION	DESCRIPTION
22-380 ACP: 313926	Refused 23 April 2024	<p>This application sought permission for the provision of 42 no. residential units comprising - 20 no. 1-bed apartments, 20 no. 2 bed (4 person) apartments, Works to Stylebawn house to provide a 4 bed house, Works to the Gardeners Cottage to provide a 2 bed house. The proposed apartments are provided in a single 5 storey block comprising a basement level, lower and upper ground floors and first and second floors. The apartments are provided with private and communal amenity spaces. Access is provided from the Glen Road (R762) generally in the location of the existing access, with a new entrance arrangement proposed with associated boundary works. Demolitions and site clearance are proposed to facilitate the development. All associated site development works including landscaping, internal roads, utilities, water infrastructure and construction phases works and development.</p> <p>This application was refused permission by WCC and ABP on the following basis.</p> <ul style="list-style-type: none"> - Insufficient information provided to demonstrate that the proposed development would not result in an increased level of run-off from the site and therefore, an increased level of flooding upstream and downstream along Three Trouts Stream. - The proposed development would materially and adversely alter the character and setting of the Protected Structure. - The proposed apartment block fails to comply with SPPR4 of the the Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities.
22-429 ACP: 314064	Refused 23 April 2024	<p>This application sought permission for 99 no. residential units comprising 8 no. 1-bed apartments; 18 no. 2-bed apartments; 14 no. 3-bed apartments; and 59 no. 4-bed houses. A bridge was also proposed over the Three Trout Stream as part of this planning application.</p> <p>This application was refused permission by WCC and ABP on the following basis.</p> <ul style="list-style-type: none"> - Insufficient information provided to demonstrate that there would be no impacts on the water quality and biodiversity of the Three Trout's Stream. - Inadequate qualitative public and communal open space, giving rise to poor residential amenity for future occupants.

- Internal road layout giving rise to a traffic hazard and endangering public safety/
- Insufficient information regarding surface water drainage and therefore it would not be clear if the development would pose a risk of flooding.
- Lack of compliance with policy on childcare facilities, thereby being detrimental to the amenities of future residents.

13-8178	Granted 25 April 2013	Extension of Duration of Reg Ref. 07-1150
07-1150	Granted 15 February 2008	This application sought permission for 11 no. residential houses (1 no. single storey property, 6 no. 2-storey dwellings, and 4 no. 3-storey split level houses), with private gardens and off-street parking. The permitted development also provided for 2 entrances to the site off the Glen Road, upgrades to the Glen Road, and a timber vehicular bridge across the stream traversing the site.
04-227 ACP: 214898	Refused 7 October 2005	This application sought permission for 11 no. single storey dwellings with a new gated entrance, access arrangements, road realignment and upgrades and associated development work. This application was refused permission by WCC and ABP on the basis that these lands which are zoned for low density residential development, would be required to have improved access arrangements to the site, and that the proposal was considered to endanger public safety by reason of a traffic hazard.

The planning history of the subject lands demonstrates a sustained, proactive effort to bring forward residential development in a manner consistent with local and national planning objectives. This history reflects not only a well-founded planning rationale but also a clear and ongoing commitment to addressing local housing needs through the delivery of high-quality, infrastructure-supported development.

The recent planning applications submitted for the site further underscores this intent. These are not dormant or speculative lands – they are active, development-ready, and supported by a clear trajectory toward delivery. In this context, the proposed de-zoning of the subject lands would be both inappropriate and counterproductive. It would disregard the site’s planning momentum, undermine progress already made, and forfeit a valuable opportunity to deliver housing in a high-demand, infrastructure-serviced location.

While recent applications were refused by the Council on the basis of exceeding the restrictive local density cap of 2.5 units per hectare, it is significant that An Coimisiún Pleanála (formerly ‘An Bord Pleanála’) did not cite density as a reason for refusal. On the contrary, the Inspector’s Report referenced national guidance encouraging densities of 35–50 units per hectare, with densities below 30 units per hectare actively discouraged. This highlights a clear misalignment between local policy constraints and national planning policy, particularly the principles of compact growth and efficient land use set out in the Revised NPF and ‘Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities’.

The site’s development potential is further reinforced by technical assessments submitted as part of recent planning applications (Reg. Ref. 22/380 and 22/429), both of which included Pre-Connection Enquiries to Uisce Éireann (formerly ‘Irish Water’). In both cases, Uisce Éireann confirmed that, subject to a valid connection agreement, the

proposed developments could be accommodated by the existing network – and crucially, that no infrastructure upgrades would be required. This confirms that the site is fully serviced and capable of immediate development.

In light of this, the proposed de-zoning of the subject lands would not only contradict the principles of evidence-based, infrastructure-led planning but also run counter to national housing policy, which prioritises the activation of serviced land to accelerate delivery. At a time when the housing crisis demands urgent and coordinated action, it is essential that such lands are retained and prioritised—not removed from the residential land supply.

Conclusion

The subject lands are demonstrably suitable for residential development. They are:

- Supported by a clear and active planning history.
- Fully serviced, with no infrastructure upgrades required.
- Consistent with national policy on density, compact growth, and infrastructure-led development.
- Strategically located within a designated growth settlement.

De-zoning these lands would undermine the objectives of the Development Plan, the Revised NPF, and the RSES, and would represent a missed opportunity to deliver urgently needed housing in a high-demand area.

3.4 Conflict Between Local Density Restrictions and National Planning Policy

Under the current ‘Greystones / Delgany Local Area Plan 2013–2019’, the subject lands is constrained by a density limitation imposed by zoning objective ‘R2.5’, which permits a maximum of 2.5 residential units per hectare. While originally intended to preserve residential amenity, this restriction is now inconsistent with contemporary planning policy and significantly limits the site’s potential to contribute meaningfully to local housing supply.

The ‘Sustainable Residential Development in Urban Areas and Compact Settlement Guidelines’ provide updated national policy direction, emphasising the need for sustainable, compact, and well-designed urban growth. These guidelines reflect current government priorities and integrate economic, social, and environmental considerations. A key focus is the revitalisation of existing settlements and the promotion of higher residential densities where appropriate, particularly in well-connected suburban and edge-of-town locations.

The subject lands are located within a ‘Metropolitan Town’ and is categorised as a ‘Suburban / Urban Extension’ – typically characterised by low-density, car-dependent development. The Guidelines explicitly recommend that residential densities of 35–50 units per hectare should generally apply in such areas. Furthermore, they state that these density ranges should be incorporated into statutory development plans and used to guide individual planning applications, with refinement at the local level.

In this context, the continued imposition of the ‘R2.5’ density cap is at odds with national planning policy and undermines the objectives of compact growth, efficient land use, and sustainable community development. We suggest the Council consider integrating these national guidelines into Variation No. 4 to optimise land use and meet housing objectives.

Under the current Greystones–Delgany Local Area Plan 2013–2019, the subject lands are constrained by zoning objective ‘R2.5’, which imposes a maximum residential density of 2.5 units per hectare. While originally intended to preserve residential amenity, this restriction is now outdated and fundamentally misaligned with contemporary

national planning policy. It significantly limits the site's capacity to contribute meaningfully to local housing supply and undermines the principles of compact, sustainable development.

Conclusion

The existing density limitation on the subject lands is no longer fit for purpose. It:

- Contradicts national planning policy on compact growth and efficient land use.
- Undermines the delivery of housing in a high-demand, infrastructure-ready location.
- Fails to reflect the site's strategic context within a designated Metropolitan Town.
- Limits the ability of the Draft LPF to respond effectively to the housing crisis.

The zoning of the subject lands for residential use and the removing of this restriction will enable the delivery of a more sustainable, vibrant, and inclusive residential community, in line with national objectives..

3.5 Feasibility Study: Demonstrating the Development Potential of the Subject Lands

To further support the case for the re-zoning of the subject lands for residential use, a comprehensive 'Feasibility Study' has been prepared by MOLA Architects and is included as **Appendix A** to this submission. This study provides a detailed and methodical assessment of the site's development potential under a range of residential density scenarios, specifically examining layouts at 20 units per hectare (uph), 24.7 uph, and 24.2 uph.

Through this comparative analysis, the study clearly demonstrates the viability and flexibility of the site for residential development. It highlights the capacity of the lands to accommodate a variety of housing typologies that are both responsive to local needs and aligned with sustainable development principles. The study also reflects a clear and proactive intent to bring forward a high-quality residential scheme that contributes positively to the local housing supply.

Importantly, the 'Feasibility Study' reinforces the argument that the subject lands are not speculative or underutilised, but rather represent a real and immediate opportunity to deliver much-needed housing in a planned and sustainable manner. The findings provide robust, evidence-based support for the re-zoning of the site and align with national policy objectives promoting compact growth and efficient land use.

Conclusion

The inclusion of this Feasibility Study significantly strengthens the rationale for re-zoning the subject lands. It provides a clear, data-driven foundation for decision-making and illustrates how the site can support the creation of a thriving, inclusive, and sustainable residential community.

4. Conclusion & Recommendations

4.1 Conclusion

The proposed de-zoning of the subject lands at Stylebawn House is inconsistent with national planning policy, demographic trends, and infrastructure realities. These lands are uniquely positioned to deliver much-needed housing in a sustainable, plan-led manner.

Failure to retain the residential zoning would:

- Undermine national housing delivery targets.
- Waste a fully serviced, infrastructure-ready site.
- Contradict the principles of compact growth and sustainable development.

In contrast, retaining the zoning will:

- Support the delivery of housing in a high-demand area.
- Align with the Revised NPF, RSES, and Ministerial directives.
- Ensure Delgany continues to grow as a vibrant, inclusive, and sustainable community.

Therefore, we respectfully request that the Council retain the current residential zoning of the subject lands to ensure consistency with national housing policy and to support the sustainable growth of Co. Wicklow – particularly within the strategically located settlement of Greystones / Delgany.

4.2 Recommendations

We strongly urge the Councils to adopt the following recommendations in the Final Variation No.4 of the County Development Plan to ensure that Wicklow is positioned to meet its future residential needs. This approach will not only facilitate the area's continued prosperity but also align with national and regional objectives for sustainable and equitable urban development.

- **Retain the Residential Zoning of the Subject Lands at Stylebawn House:** The lands are fully serviced, strategically located, and historically zoned. Their de-zoning would directly undermine housing delivery objectives and contradict the Draft LPF's stated growth strategy.
- **Reinstate Zoning in Line with Ministerial Direction:** In accordance with the Minister for Housing's directive, retain and, where appropriate, expand residential zoning to support national efforts to accelerate housing delivery.
- **Align Zoning Strategy with National, Regional and Local Policy Objectives:** Ensure zoning decisions reflect the Revised NPF, RSES, and Development Plan by safeguarding infrastructure-ready lands that support compact, sustainable development.
- **Update Population and Housing Projections to Reflect Actual Growth Trends:** Revise the Draft LPF's targets using Census 2022 data, the Revised NPF projections, and ESRI high-migration scenarios to ensure zoning decisions are grounded in current demographic realities.

- **Recognise Greystones / Delgany’s Role in the Dublin MASP and Allocate Growth Accordingly:** As a designated growth node, Greystones / Delgany must accommodate a proportionate share of regional population growth. De-zoning viable lands within this area is inconsistent with the MASP’s strategic intent.
- **Prioritise Zoning Retention for Infrastructure-Ready and Deliverable Sites:** The subject lands are supported by existing transport links, utility networks, and planning history. Retaining their zoning maximises return on infrastructure investment and enables near-term delivery.
- **Apply the Residential Zoned Land Tax (RZLT) as a Delivery Tool:** The inclusion of the subject lands within the RZLT framework confirms their suitability for development. The Council should use this mechanism to incentivise delivery, not remove zoning.
- **Zone a Sufficient Quantum of Residential Land to Account for Low Activation Rates:** National evidence shows that not all zoned land is developed within a plan period. A zoning buffer is essential to ensure housing targets remain achievable.

Appendix 1

‘Stylebawn House Delgany - Architectural Feasibility Study’, Prepared by MOLA
Architecture



STYLEBAWN HOUSE DELGANY

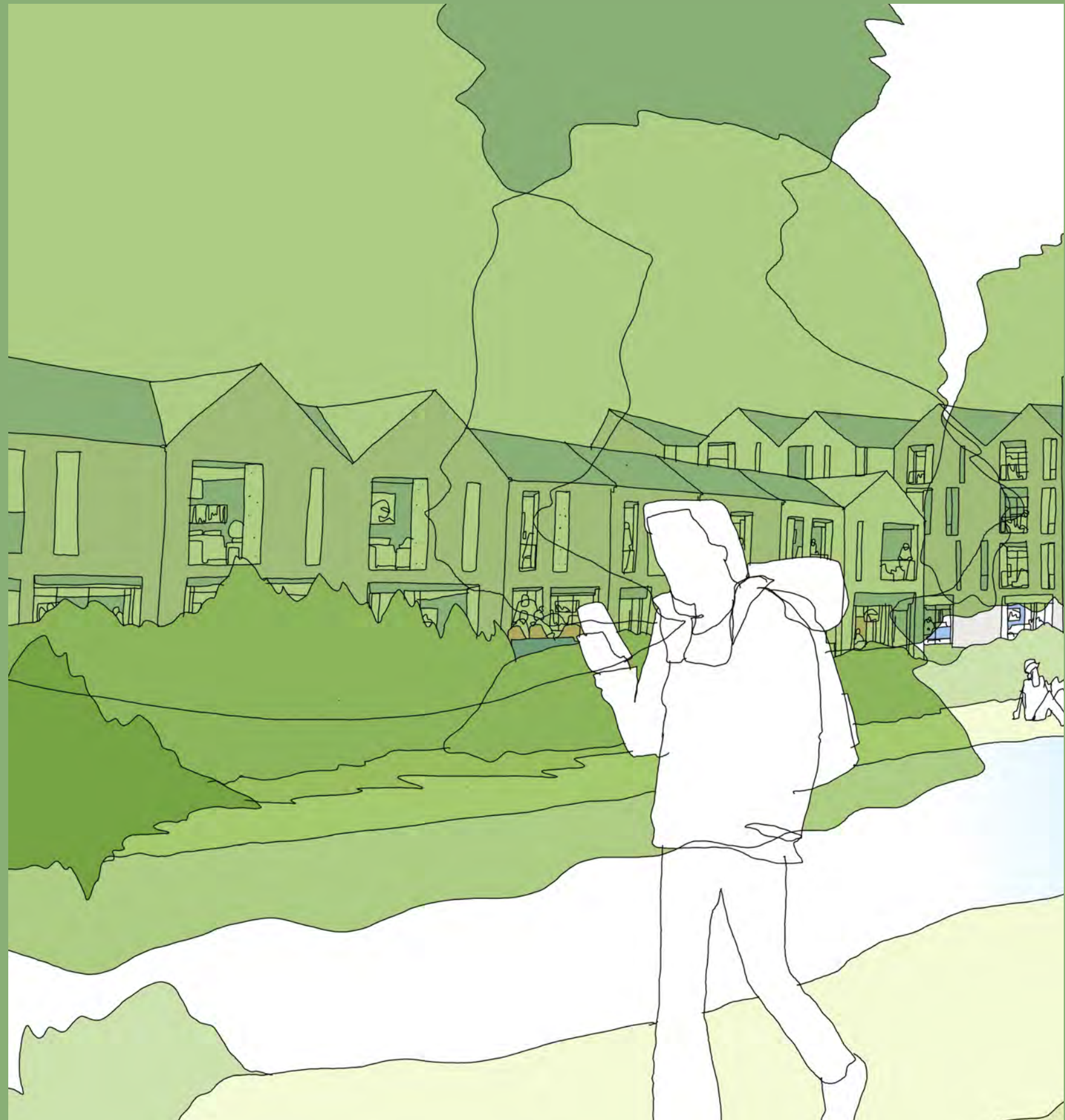
Architectural Feasibility Study

22.08.2024

FOREWORD

MOLA Architecture has been appointed by CBRE to assess the development potential for a 5.8 hectare site on the historic grounds of Stylebawn House and the surrounding lands, located in Delgany, County Wicklow.

It seeks to establish overall development principles for lands, taking into account the planning context -including previous submissions to ABP/Wicklow County Council- and establish a robust residential layout while promoting an exemplar sustainable development, anchored in its historic landscape environment.



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1	Site Introduction	04
2	Site Analysis	06
3	Review of Planning Context	10
4	Challenges and Opportunities	15
5	Masterplanning Strategy	16
6	Case Studies	19
7	Development Layout Options	22

1. SITE INTRODUCTION

1.1 Site Location

The 5.8 hectares site is located in Delgany, approximately 1 km from the N11 interchange, providing convenient access to the M11 and M50 road networks. The property is also about 3.3 km from Greystones Village and the DART Station, which is just a 6-minute drive away. In terms of public transport, a bus stop located directly at the site serves the 184 route, connecting Newtownmountkennedy, Greystones, and Bray with 35 services per day. Additionally, a bus stop approximately 1.4 km away (about an 18-minute walk) serves route 84, offering hourly connections between Newcastle and Blackrock.

The site at Stylebawn House is situated on the western outskirts of Delgany, just off the R762 Glen Road. This road is a narrow, tree-lined, rural route that connects Delgany to the N11 to the west and Greystones to the east. Priory Road and Blackberry Lane are situated to the east of the site.

1.2 Site Description

The site consists of Stylebawn House, a protected structure and associated gardens and a single residence to the north of the site along the Glen Road, a stream in the centre of the site and greenfield land, predominantly covered with forest or woodland to the centre and south of the site.

 Site Ownership



1.2 Site Pictures



View of site from Stylebawn House



Site entrance at Glen Road



Site entrance at Blackberry Lane



House at 58 Glen Road



North of Site



Blackberry Lane

2. SITE ANALYSIS

2.1 Conservation and Heritage



Reg No:
16305017

16305017 : Stylebawn House

Rating:
Regional

Categories of
Special Interest:
Architectural

Previous Name:
Glenowen

Original Use:
House

In Use As:
House

Date:
1770 - 1775

Description

Detached multiple-bay one and a half-storey house, built 1773, but much extended in the mid 19th-century. The building has an irregular T-plan with the east side of the long stroke of the 'T' being the original house, the west side of the long stroke built c.1820, with the cross part of the 'T' constructed c.1840. The site is generally level although the west side of the long stroke of the 'T' follows a sharp slope. The façade is finished in unpainted roughcast render, whilst the gable-ended pitched roof is slated and has part plain and part decorative clay ridge tiles, several dormers and rendered chimneystacks. The entrance is to the north elevation near the intersection of the 'T' and consists of a panelled timber double door with flat-roofed open veranda-like porch of c.1900. There is a small gabled half dormer directly over the entrance with a window and a decorative moulded roundel date stone with swags. The flat-headed windows are of various sizes with replacement casement and six over six sash frames constructed in timber and uPVC. The house is set within an extensive garden.

Appraisal

Unusual T-plan house of 1773 with large early to mid 19th-century extensions and later 19th-century details. The building has an intangible Arts & Crafts feel, an impression enhanced by its well wooded undulating grounds.



WI013-065: Bullaun stone

Description: A large granite boulder (visible Wth 1.2m; H 0.9m), obscured by dense vegetation growth at time of inspection in 2003, with a single basin (diam. 38cm; D 34cm) which has been split leaving two thirds of it intact. Small cup shaped depression (diam. 12 cm; D 5cm) alongside basin. Located just south of the main house, in the garden.

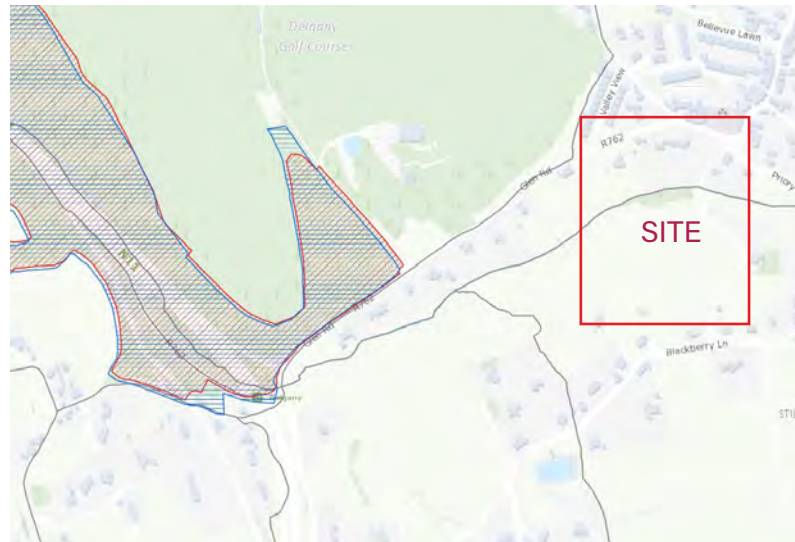
2. SITE ANALYSIS

2.2 Natural Character



Stylebawn House, Stream and Gardens in 2003 (Timothy Goodbody Photo Collection of Open Garden Day 2003)

2.3 Topography



SAC - Glen of the Downs SAC
pNHA - Glen Of The Downs

The site consists of greenfield land, predominantly covered with forest or woodland to the centre and south of the site.

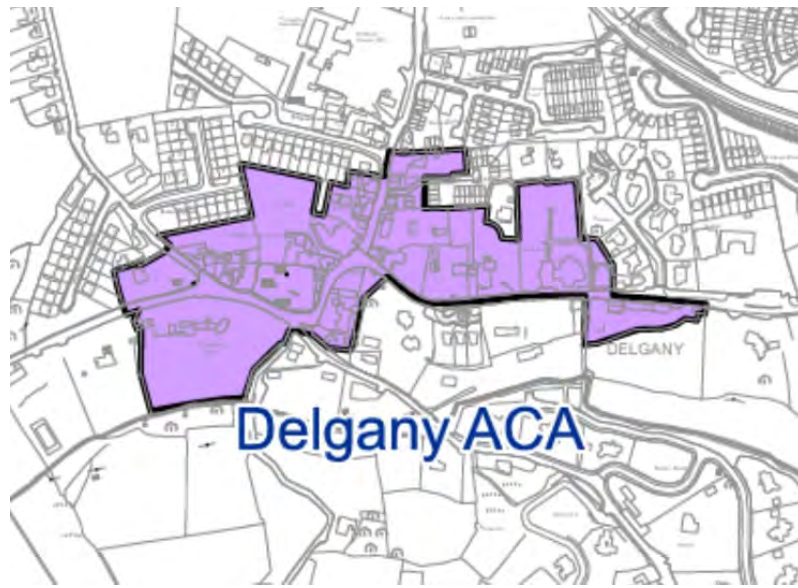
The Three Trout Stream crosses through the site east to west.

Glen of the Downs SAC is located to the west of the site.



3. REVIEW OF PLANNING CONTEXT

3.1 Wicklow County Development Plan 2022-2028



Delgany ACA

Part of the site (Stylebawn House and gardens) are located within the Delgany Architectural Conservation Area.

Public Open Space requirement

Public open space will normally be required at a rate of 15% of the site area – areas within the site that are not suitable for development or for recreational use must be excluded before the calculation is made;

Where a public park is being provided by the same developer (or by a group of developers in a combined Action Area) in close proximity to the residential development site, the public open space provided on site may be reduced to 7.5% of the residential site area, with the remainder being made up in the park;

In greenfield developments, subject to the size of the

site, a hierarchy of open spaces shall be provided to provide for the different play needs of different age groups. In this regard, all developments shall aim to include:

- At least one, flat space with dimensions on not less than 20m x 40m, suitable for ball games (trees should only be planted around the perimeter)*
- A number of smaller spaces immediately adjacent to dwellings, with interesting contours and natural features, suitable for play activities of younger children.*

In larger developments (in excess of 1ha), consideration should be given to dedicating part of the residential open space (not exceeding 25% of the total space) to community gardens; at a minimum, landscaping plans will be required to identify a suitable area (in terms of soil type, gradient, light, drainage etc) within the residential open space area that would be suitable for future community garden use by the resident community.

Creche Requirement

As a general rule 20 childcare spaces shall be provided for every 75 dwelling units. A childcare facility within a residential development shall be sited at or near the entrance/exit to the proposed development so as to allow for ease of access, drop off / pick up points.

Development Density

The Plan sets out density standards for 'large towns', which includes Greystones-Delgany, as follows:-

- Public Transport Corridors: Minimum density of*

50 units per hectare within 500m walking distance of bus stop or 1km of light rail stop or rail station.

- Outer Suburban / Greenfield Sites: Minimum density of 35 - 50 dwellings per hectare.*
- Development at net densities less than 30 dwellings per hectare should generally be discouraged particularly on sites in excess of 0.5 hectares.*

*Notwithstanding the density cap applied to the site under the LAP policy document, it is considered that an appropriate density that could be applied to the subject site under the Development Plan would be **30 units/hectare**.*

3.2 Greystones Delgany and Kilcoole Local Area Plan 2024-2030

The Greystones Delgany and Kilcoole Local Area Plan 2013-2019 has now expired; a Draft LAP document will be published between Q2-Q3 2024.

The previous Local Area Plan (LAP) for Delgany has expired, meaning the sites are no longer governed by its zoning objectives and policies. In the meantime, until Wicklow County Council publishes a revised LAP for Delgany, the development of these lands will be guided by the County Development Plan, including the residential development densities specified within it.

3.3 Greystones Delgany and Kilcoole Local Area Plan 2013-2019

The *Greystones Delgany and Kilcoole Local Area Plan 2013-2019* has now expired but we expect than most of the elements will be carried out in the new LAP. Density, however, is an element that is expected to change. The zoning objectives are described below:

R2.5: Residential

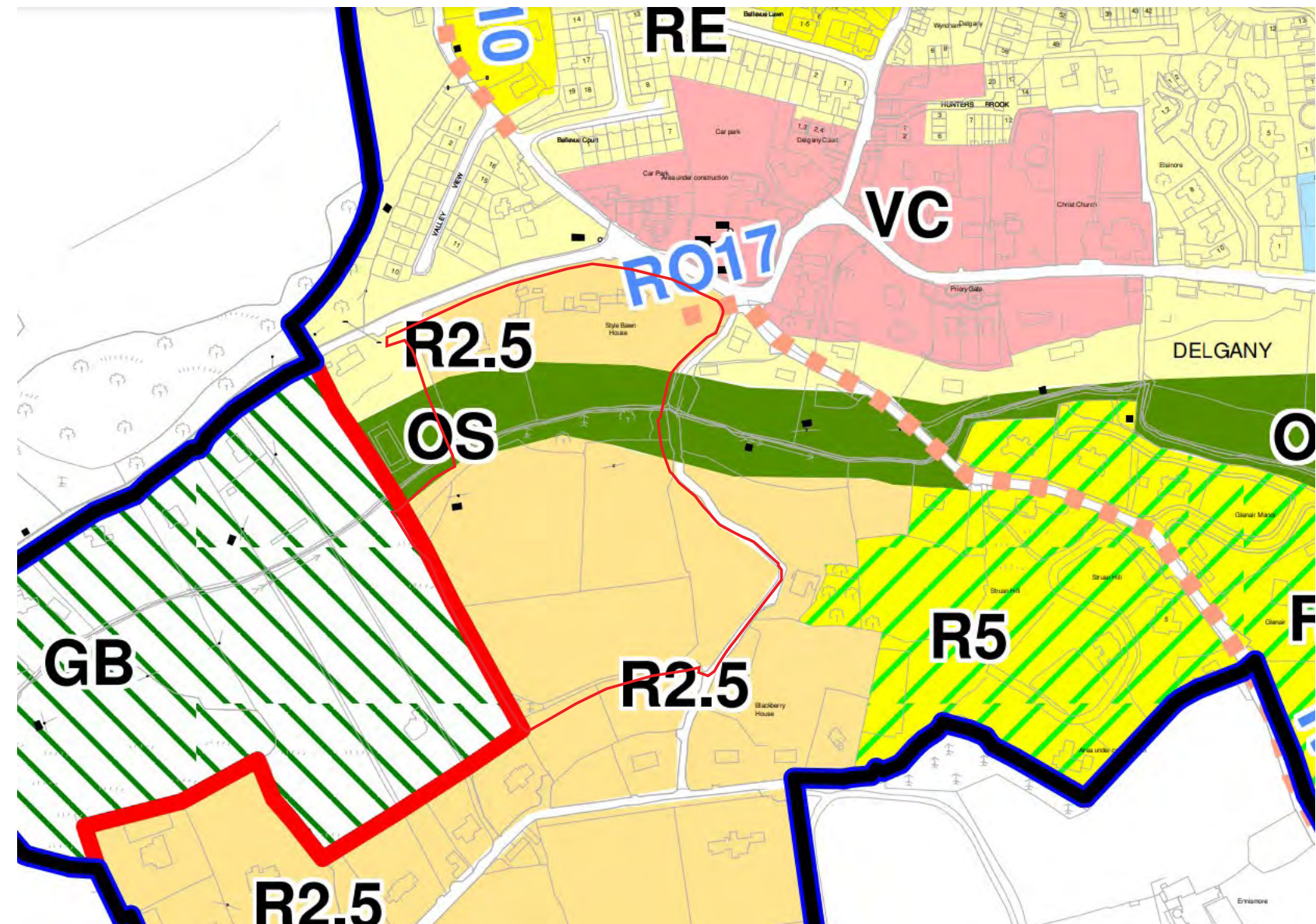
The objective is to *'provide for the development of sustainable residential communities up to a maximum density of 2.5 units / hectares and to preserve and protect residential amenity.'*

Open Space

Part of the site that is zoned 'Open Space' which seeks to *'preserve, provide for and improve public and private open space for recreational amenity and passive open space.'*

Road Objective: 'RO17'

'the development of lands zoned R2.5 at / to the south of Stylebawn House shall provide for either substantial improvements to the junction of Blackberry Lane / Priory Road/ R762 or for an alternative (public) route from the R762 to Blackberry Lane.'



R2.5: Residential - 2.5/ha

OS: Open Space

Road Objective - Road Improvement

Source: Adopted Greystones - Delgany And Kilcoole Local Area Plan (Lap) 2013-2019

3.4 Review of Previous Planning Application to the North of the Site



Site Plan

Proposed Development

- 42 no. residential units (20 no. 1-bed apartments, 20 no. 2-bed apartments)
- 5-storey block, incorporating a basement level
- access to the development off the Glen Road.

Grounds for Refusal

Wicklow Co Co. Reg Ref: 22-380 (REFUSED)

Permission was refused by Wicklow Co. Co. on five grounds:

1. *The development would materially contravene the zoning objective of the Local Area Plan, in terms of the density permissible on site (2.5 units/hectare vis-à-vis 52 dwellings/hectare as proposed).*
2. *The development was considered to significantly or unnecessarily alter the natural landscape/topography of the land – contrary to specified Development Plan objectives – due to the level of excavation, the degree of cut and fill, and the extent of trees proposed to be removed. It was also noted that insufficient landscaping proposals were submitted for the application site.*
3. *The proposed storm water/surface water proposals were not considered adequate, and the application did not satisfactorily demonstrate that the development would not result in an increased flood risk on site or on adjoining sites and would therefore be prejudicial to public health.*
4. *The proposed development does not accord with Apartment Guidelines (in terms of specific development control standards) and therefore*

would result in a substandard level of residential amenity.

5. Insufficient detail was provided in relation to the proposed works to the protected structure, Stylebawn House and associated outbuildings.

An Bord Pleanála Reg Ref: 313926 (REFUSED)

The Board's reason for refusal were somewhat more distilled, and based upon:

- A. *Insufficient information regarding surface water drainage and therefore it would not be clear if the development would pose a risk of flooding.*
- B. *The scale, location, and form of the new built structures on site would adversely impact the character and setting of the Protected Structure.*
- C. *The development's lack of compliance with 2022 Apartment Guidelines – specifically the required dual aspect ratio (noting that bay windows could not be considered to provide a dual aspect).*

3.5 Review of Previous Planning Application to the South of the Site



Site Plan

Proposed Development

- 99 no. residential units comprising 8 no. 1-bed apartments; 18 no. 2-bed apartments; 14 no. 3-bed apartments; and 59 no. 4-bed houses. The
- 4-storey block, with access to the development off the Glen Road via a new entrance arrangement.
- A bridge was proposed over the Three Trout Stream within the site.

Grounds for Refusal

Wicklow Co Co. Reg Ref: 22-429 (REFUSED)

The Planning Authority's reasons for refusal are summarised as follows:

1. The scheme represents a material contravention of the zoning objective in terms of the permissible density on site (2.5 units/hectare vis-à-vis 29 units/hectare as proposed);
2. There was a lack of information provided on the development's impact on the environmental quality and biodiversity of the stream on site given the proposed bridge works and level of tree removal and excavation;
3. The form and function of public open space and private open space proposed falls short of development control and design standards;
4. The proposed apartment block provides a sub-standard level of residential amenity in terms of communal open space, unit layouts, privacy, and floor to ceiling heights.
5. The development was considered to significantly or unnecessarily alter the natural landscape/topography of the land – contrary to specified Development Plan objectives – due to the level of excavation, the degree of cut and fill, and the extent of trees proposed to be removed. It was also noted that insufficient landscaping proposals were submitted for the application site.

6. The proposal would result in a substandard road layout due to yielding arrangements, ground levels and road layouts, and sightlines.

7. The proposed storm water/surface water proposals were not considered adequate, and the application did not satisfactorily demonstrate that the development would not result in an increased flood risk on site or on adjoining sites and would therefore be prejudicial to public health.

8. A failure on behalf of the applicant to demonstrate that there are sufficient childcare places available within the area to cater for the likely demand generated by the development.

An Bord Pleanála Reg Ref: 314064 (REFUSED)

A-Insufficient information provided to demonstrate that there would be no impacts on the water quality and biodiversity of the Three Trouts Stream.

B. Inadequate qualitative public and communal open space, giving rise to poor residential amenity for future occupants.

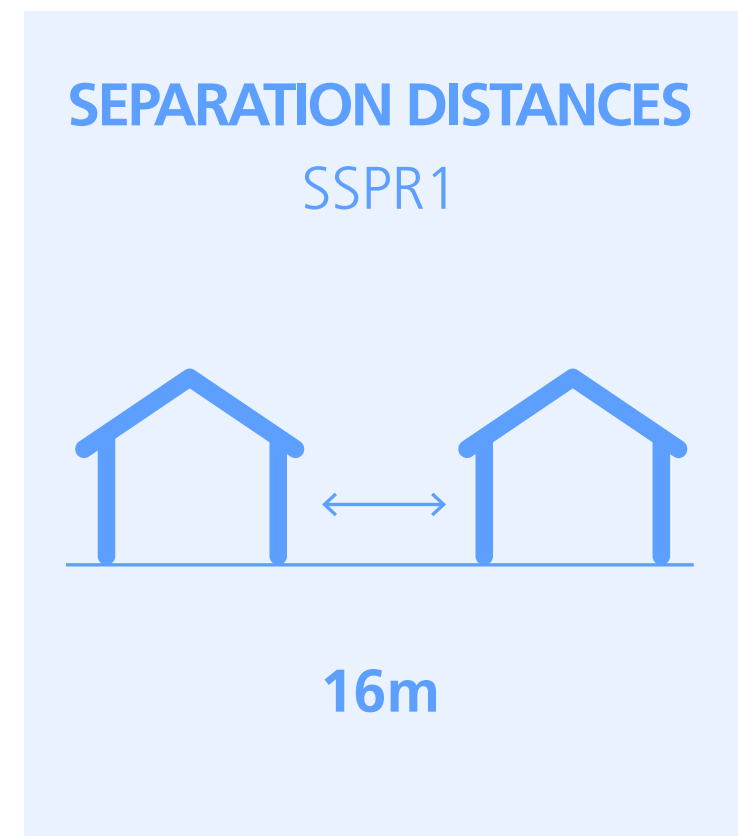
C. Internal road layout giving rise to a traffic hazard and endangering public safety

D. Insufficient information regarding surface water drainage and therefore it would not be clear if the development would pose a risk of flooding.

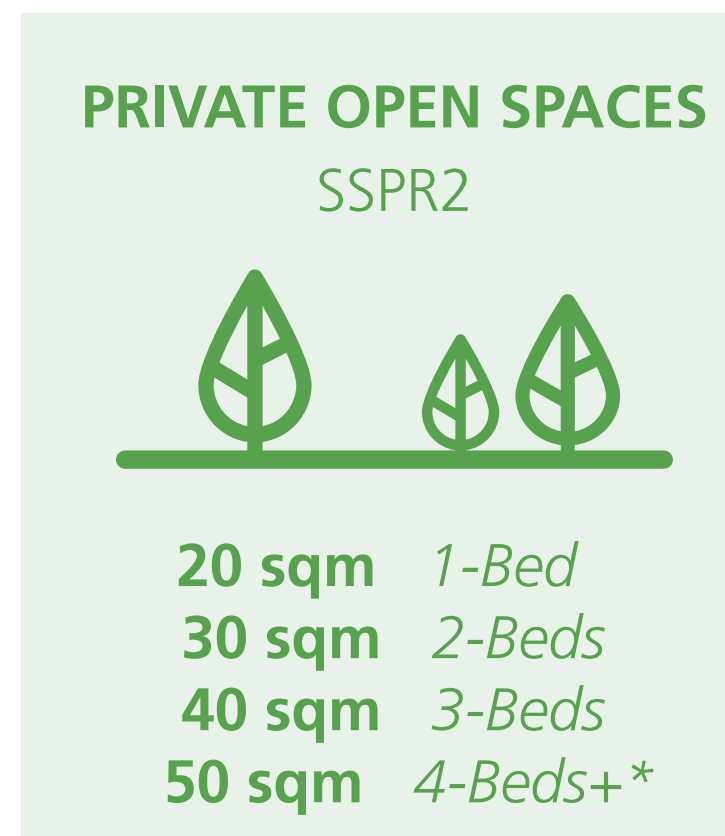
E. Lack of compliance with policy on childcare facilities, thereby being detrimental to the amenities of future residents.

3. REVIEW OF PLANNING CONTEXT

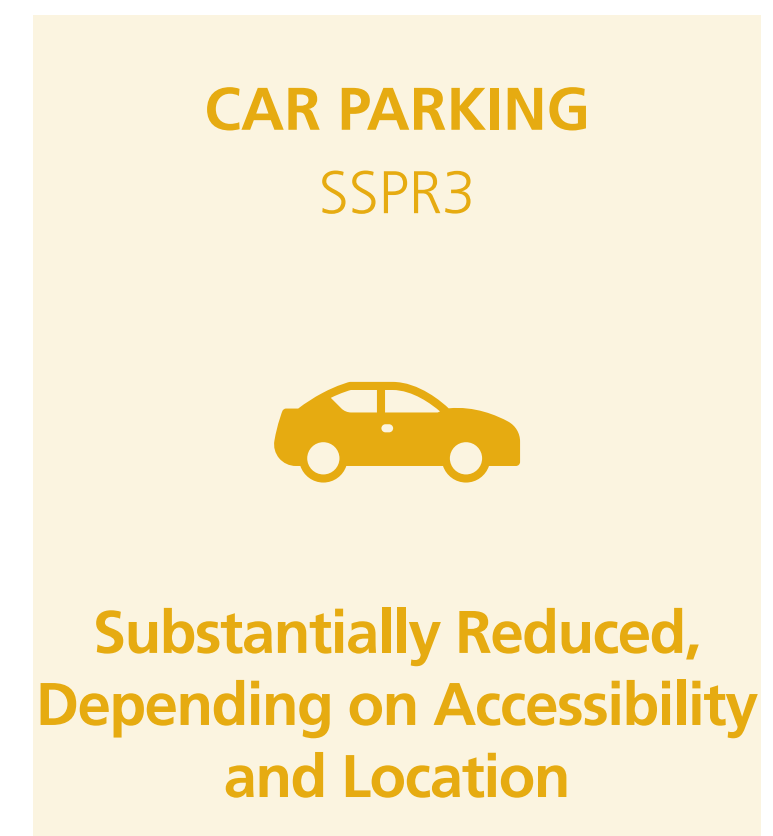
3.3 The Sustainable Residential Development and Compact Settlements Guidelines



- Rear or side of house, above ground level
- No specified separation distance at ground levels or to front of houses



- **Public Open Space**
10-15% of **net** site area



- *Maximum c.p. standards excludes Accessible, EV Charging and Car Club Spaces*
- **Intermediate and Peripheral Locations :**
Max. 2 car parking space per unit

4. CHALLENGES AND OPPORTUNITIES

CHALLENGES

- Respect of the character and setting of Stylebawn House (protected structure) and associated grounds and gardens
- Respect of natural landscape
- Mature tree removal
- Topography, excessive excavation, cut and fill
- Environmental quality and biodiversity aspect
- Storm and surface water management
- Public and private open space provision
- Site access, road layout, junctions, levels, yielding, sightlines
- Bridge and ecological sensitivity
- Childcare requirements
- Defining the appropriate density

* **35-50** units/hectare (*Development Plan*)

* **30-50** units/hectare (*Guidelines*)

OPPORTUNITIES

- Stylebawn House and Gardens
- Landscape (woodlands, river)
- Views
- Placemaking
- Public & Shared Open Space
- New Compact Guidelines

5. MASTERPLANNING STRATEGY

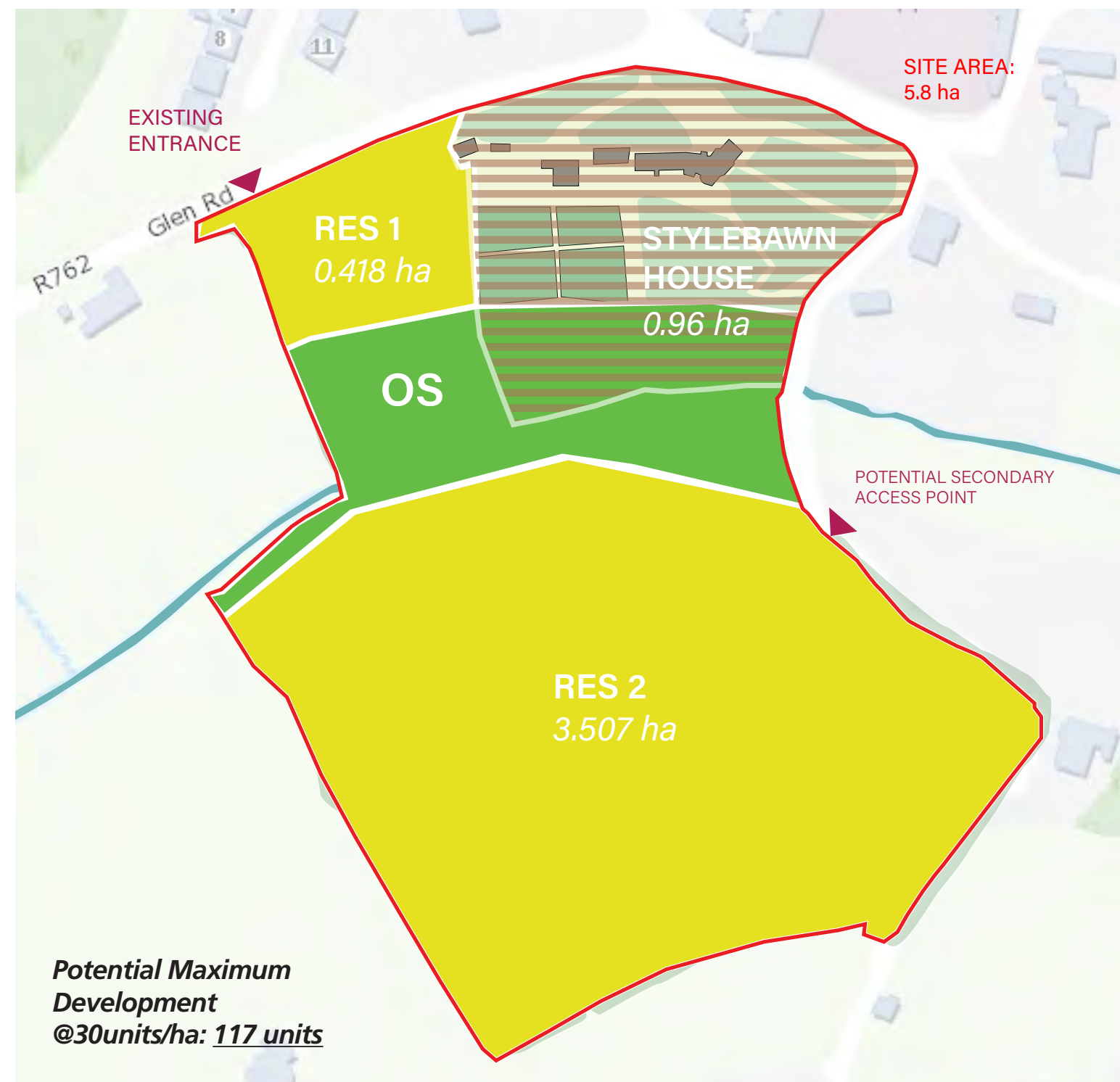
5.1 Development Parameters



Protected Structure
*Stylebawn House,
Curtilage and
Grounds*



Open Space Zoning,
Previous/Expired LAP



5.2 Development Objectives



5. MASTERPLANNING STRATEGY

5.3 Development Strategy



Character Areas

In order to respect the site's heritage, landscape and existing mature trees, we propose developing the site in separate clusters that will each have its own topography, views, landscape and characteristics:

1. Stylebawn House Lane
2. Stylebawn House View
3. Stylebawn House Gardens
4. Scots Pines
5. Blackberry Lane

Access can be addressed from Glen Road and from Blackberry Lane, and those two routes could be connected across the stream if necessary.

6. CASE STUDIES

Landscape Integration, Clusters/Homezones



6. CASE STUDIES

Rural Architecture



Project: Lovedon Fields, Winchester
Units: 50 H , 23 units per hectares
Architect: John Pardey Architects



Project: Sika Woods, Enniskerry

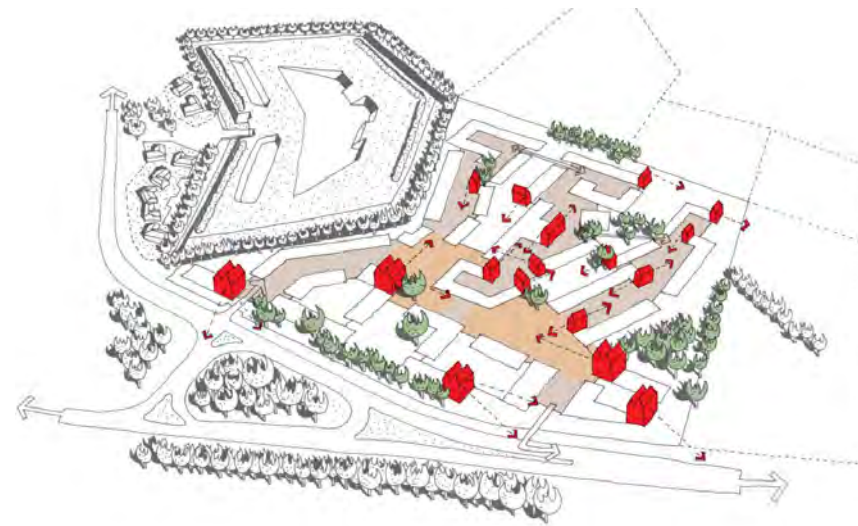


Project: Foggie Field, Kilruddery

Spatial Enclosure & Rural Character



Project: Wilkinsons Brook, Fingal
Units: 69 H
Architect: Proctor & Matthews Architects



Project: Horsted Park, Kent
Units: 337 H
Architect: Proctor & Matthews Architects

"The spatial composition of this new neighbourhood explores the variation, intimacy and surprise often found in the spatial enclosures of surrounding Kentish villages."



Lanes & Homezones



7. SITE DEVELOPMENT LAYOUT OPTIONS

7.1 Option 1 (Similar to previous Planning Application)

SITE AREA

Total Site Area	5.8 ha
Zoned Open Space	0.915 ha
Stylebawn House Grounds	0.96 ha
Total Developable Area	3.925 ha

PUBLIC OPEN SPACE

Total Public Open Space Proposed (15%)	0.588 ha
Area Zoned Open Space (Future Park)	0.915 ha
Reduced Open Space Provided on Residential Lands (Reduced to 7.5%)	0.294 ha

RESIDENTIAL UNITS

3-bed house (118 sqm)	20
4-bed house (173 sqm)	58

Total Units **78**

Maximum Units No Based on 30u/ha: 117 units

Density **20 units/ha**

CRECHE

- 1 No. Creche can be provided on site

PROS/CONS

- Removal of some mature trees/hedgerows to the north and east
- Ground levels following the access road, easier to implement

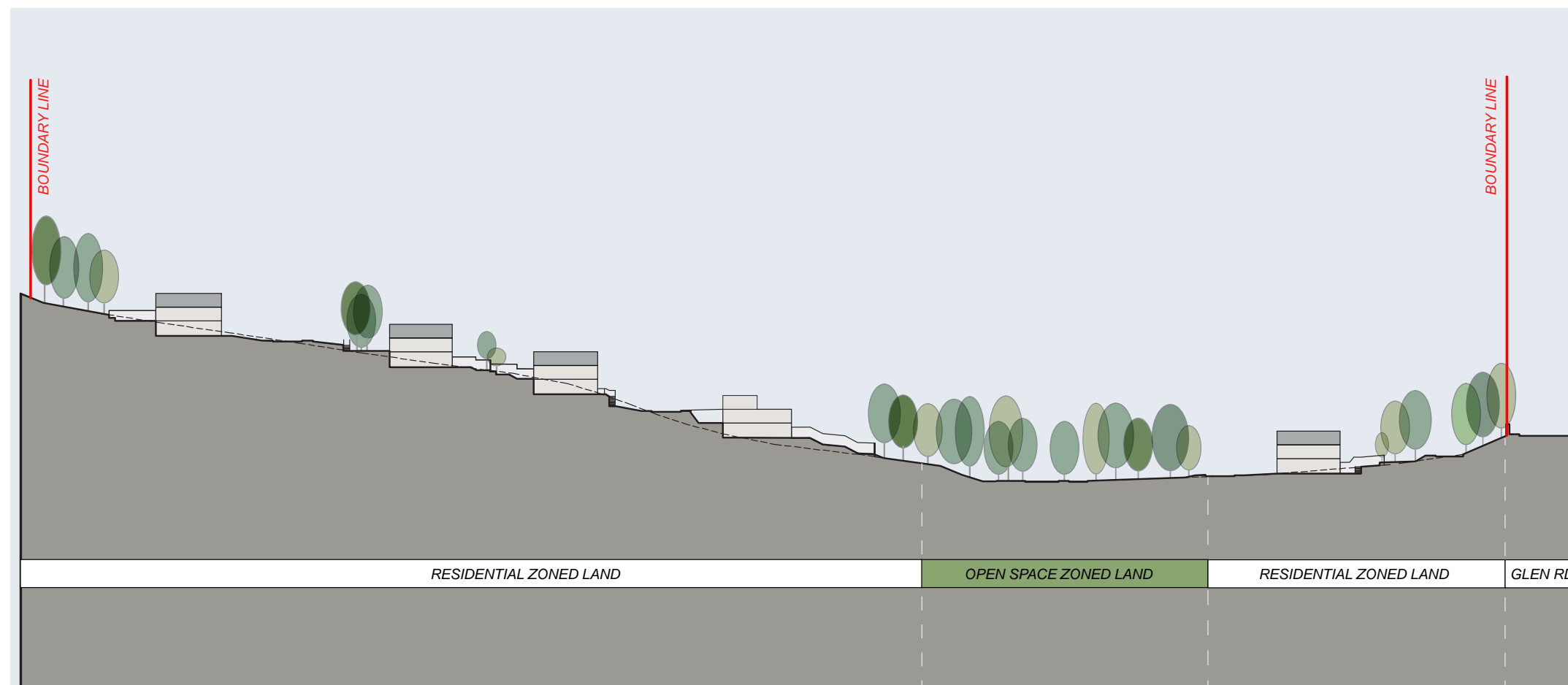
Option 1 Site Plan



7. SITE DEVELOPMENT LAYOUT OPTIONS

7.1 Option 1 (Similar to previous Planning Application)

Option 1 Site Section (North-South)



Option 1 Possible House Types

2 to 3 storeys detached house (Reference: Archer's Woods, Delgany)



3-bedroom semi-detached house (Reference: Archer's Woods, Delgany)



7. SITE DEVELOPMENT LAYOUT OPTIONS

7.2 Option 2 (Urban Blocks)

SITE AREA

Total Site Area	5.8 ha
Zoned Open Space	0.915 ha
Stylebawn House Grounds	0.96 ha
Total Developable Area	3.925 ha

PUBLIC OPEN SPACE

Total Public Open Space Proposed (15%)	0.588 ha
Area Zoned Open Space (Future Park)	0.915 ha
Reduced Open Space Provided on Residential Lands (Reduced to 7.5%)	0.294 ha

RESIDENTIAL UNITS

3-bed house (118 sqm)	55
4-bed house (173 sqm)	42

Total Units	97
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Maximum Units No Based on 30u/ha: 110 units

Density	24.7 units/ha
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CRECHE

- 1 No. Creche can be provided on site

PROS/CONS

- Protection of landscape and trees
- Use of more standards residential blocks
- Managing topography and ground levels will be challenging (entrances on each side of the plots)

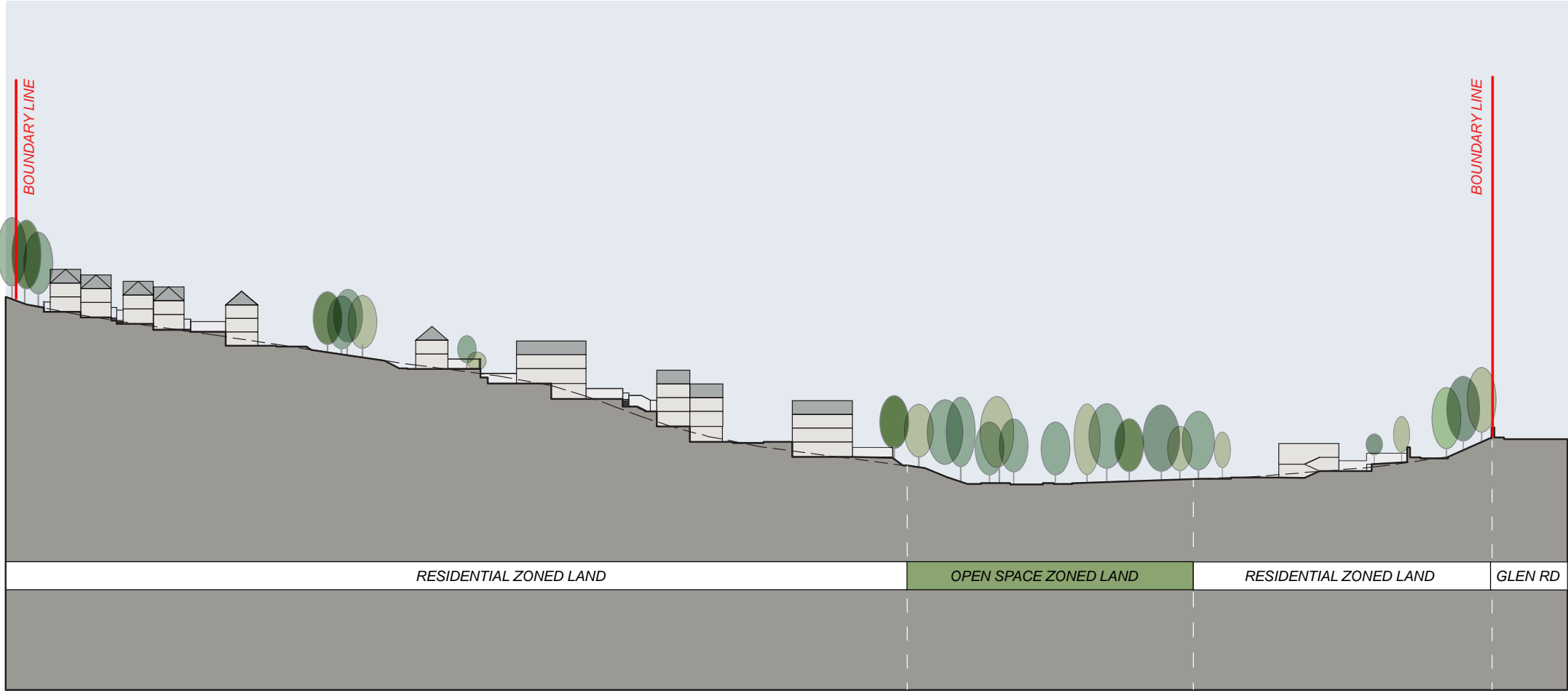
Option 2 Site Plan



7. SITE DEVELOPMENT LAYOUT OPTIONS

7.2 Option 2 (Urban Blocks)

Option 2 Site Section (North-South)



Option 2 Possible House Types



3-bed semi-detached house (Reference: Foggie Fields, Kilruddery)



3-bed semi-detached house (Reference: Foggie Fields, Kilruddery)

7. SITE DEVELOPMENT LAYOUT OPTIONS

7.3 Option 3 (Homezones)

SITE AREA

Total Site Area	5.8 ha
Zoned Open Space	0.915 ha
Stylebawn House Grounds	0.96 ha
Total Developable Area	3.925 ha

PUBLIC OPEN SPACE

Total Public Open Space Proposed (15%)	0.588 ha
Area Zoned Open Space (Future Park)	0.915 ha
Reduced Open Space Provided on Residential Lands (Reduced to 7.5%)	0.294 ha

RESIDENTIAL UNITS

3-bed house (130 sqm)	65
4-bed house (175 sqm)	30

Total Units **95**

Maximum Units No Based on 30u/ha: 110 units

Density **24.2 units/ha**

CRECHE

- 1 No. Creche can be provided on site

PROS/CONS

- Protection of landscape and trees, except for a few trees to the east
- Clusters can be phased and developped individually
- Approach to access and topography with shared central homezones, minimising cut/fill

Option 2 Site Plan



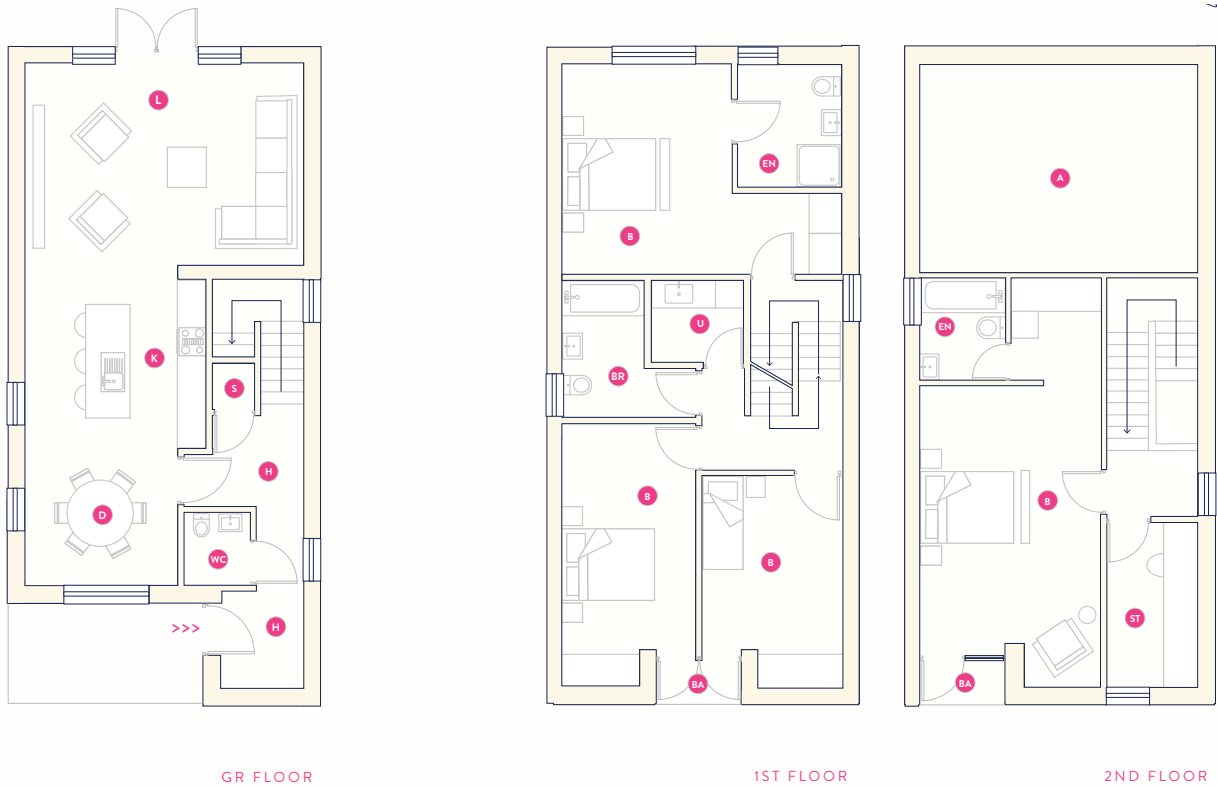
7. SITE DEVELOPMENT LAYOUT OPTIONS

7.3 Option 3 (Homezones)

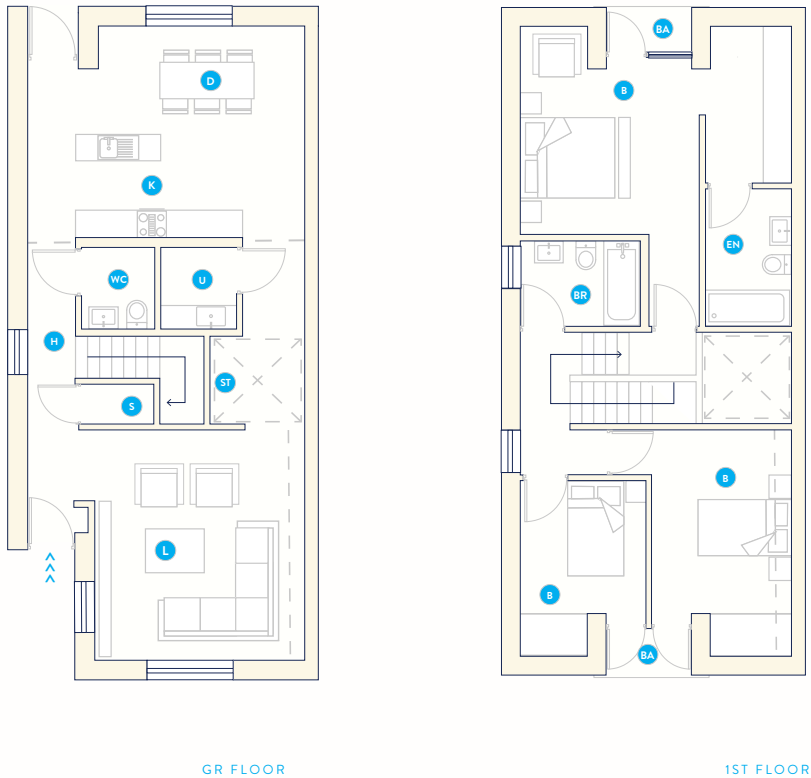
Option 3 Site Section (North-South)



Option 3 Possible House Types



4-bed detached house, 175 sqm (Reference: Sika Woods, Enniskerry)



3-bed semi-detached house, 130 sqm (Reference: Sika Woods, Enniskerry)



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