

	Greystones-Delgany & Kilcoole LPF Variation No.4
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Who are you:	Private Individual
Name:	Dominic Cox
Reference:	GDKLPF-231705
Submission Made	June 20, 2025 11:21 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.3 Factors influencing future development options
- A.4 Overall strategy

Local Planning Framework PART B Settlement Specific Objectives.

- B.8 Land Use Map and Zoning
- B.9 Specific local objectives (SLOs)

Please select which town you want to comment on:

Kilcoole

Upload a File (optional)

Mark-up Showing Alternative Option for Biodiversity Zone outside of Cox Residence for Draft Proposed Development Plan 2022-2028.pdf, 7.29MB

Nicky Cox
Ballydonarea,
Kilcoole,
Co. Wicklow
A63XT72
19 June 2025

Variation No. 4
Administrative Officer,
Planning Department,
Wicklow County Buildings,
Station Road
Wicklow Town
A67 FW96.

Re: Greystones / Delgany & Kilcoole Local Planning Framework Variation No. 4.

Dear Sir/Madam,

As one of the landowners within the proposed SLO.6 Ballydonarea area, I wish to make the following submission for your consideration.

My residence and garden area is currently identified as RE and R15: Residential - 15/ha as per Adopted Greystones - Delgany And Kilcoole Local Area Plan (LAP) 2013-2019.

In the draft Proposed Development Plan 2022-2028 my garden has been rezoned as OS2 Natural Area.

I kindly request that the zoning of my garden be retained as R15, as per the Adopted Greystones - Delgany And Kilcoole Local Area Plan (LAP) 2013-2019.

My son, Dominic Cox, purchased part of my garden from me in 2018 while working overseas in Australia with the ambition to return home and build on his land. Dominic has recently returned to live in Ireland permanently and the proposed rezoning would have a significant impact on his ability to remain in Ireland.

I raised this issue during the public consultation held in Kilcoole on 29-5-2025 and it is my understanding that it is the planners intent to create a biodiversity link between Ballydonarea Lane and the Sea Road.

I would note that my garden contains primarily grass and a field that was previously used for light farming. There is very little native vegetation on my land. I would also note that the trees on the Southern boundary line primarily contain Ash trees that are suffering from dieback and will need to be removed as they pose a fall risk.

I would also like to note that there is currently wild and unkept lands to the West of my garden that could be used as a biodiversity link from Ballydonarea Lane to Sea Road. This location would also be beneficial as it is closer to an existing natural biodiversity link from Ballydonarea Lane to the new council development to the rear of Ballydonarea Lane.

Finally, I kindly reiterate my request that the zoning of my residence and garden be retained as RE and R15, as per the Adopted Greystones - Delgany And Kilcoole Local Area Plan (LAP) 2013-2019.

Yours sincerely,

Nicky Cox

Dominic Cox

I include the following maps and mark-ups for your review;

- Mark-up Showing Cox Residence Zoning from Adopted Greystones - Delgany And Kilcoole Local Area Plan (LAP) 2013-2019
- Mark-up Showing Cox Residence Zoning for Draft Proposed Development Plan 2022-2028
- Mark-up Showing Alternative Option for Biodiversity Zone outside of Cox Residence for Draft Proposed Development Plan 2022-2028
- Photograph Mark-up Showing Alternative Option for Biodiversity Zone outside of Cox Residence for Draft Proposed Development Plan 2022-2028
- Map showing Title Boundaries for Nicky & Dominic Cox Sites



Existing Biodiversity
pathway from Council
Development on to
Ballydonarea Lane

Proposed Biodiversity
pathway from Ballydonarea
Lane to Searoad to replace
rezoning of Cox's
residence to OS2

Photograph
Mark-up
Showing
Alternative
Option for
Biodiversity
Zone
outside of
Cox
Residence
for Draft
Proposed
Developmen
t Plan
2022-2028

Detailed Section Showing Cox's Residence

DRAFT

Greystones-Delgany & Kilcoole
Local Planning Framework
2025

Map No. 1
Land Use Zoning Objectives



LEGEND

- RE: Existing Residential
- TC: Town Centre
- VC: Village Centre
- NC: Neighbourhood Centre
- LSS: Local Shops & Services
- MU: Mixed Use
- PU: Public Utility
- CE: Community and Education
- T: Tourism
- AOS: Active Open Space
- OS1: Open Space
- OS2: Natural Area
- E: Employment
- RN1: New Residential - Priority 1
- RN2: New Residential - Priority 2
- RS: Special Residential
- AG: Agriculture
- SLC: Small Local Centre
- GHM: Greystones Harbour & Marina
- Settlement Boundary
- Local Planning Framework (LPF) Boundary

Proposed to retain Cox's residence zoning as per ADOPTED GREYSTONES - DELGANY AND KILCOOLE LOCAL AREA PLAN (LAP) 2013-2019.
RE - Existing Residential and R15: Residential - 15/ha

Existing Biodiversity pathway from Council Development on to Ballydonarea Lane

Proposed Biodiversity pathway from Ballydonarea Lane to Searoad to replace rezoning of Cox's residence to OS2

Existing and proposed Biodiversity pathways from Council Development on to Ballydonarea Lane and to Searoad. See detail box above for further details.

Mark-up Showing Alternative Option for Biodiversity Zone outside of Cox Residence for Draft Proposed Development Plan 2022-2028

WICKLOW COUNTY
DEVELOPMENT PLAN
2022-2028



Wicklow County Council
Planning Department

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Scale NTS

Detailed Section Showing Cox's Residence

Cox's Residence noted
as; RE - Existing
Residential and OS2
Natural Area

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

**Map No. 1
Land Use Zoning Objectives**



LEGEND

- RE: Existing Residential
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**Cox's
Residence**

**WICKLOW COUNTY
DEVELOPMENT PLAN
2022-2028**



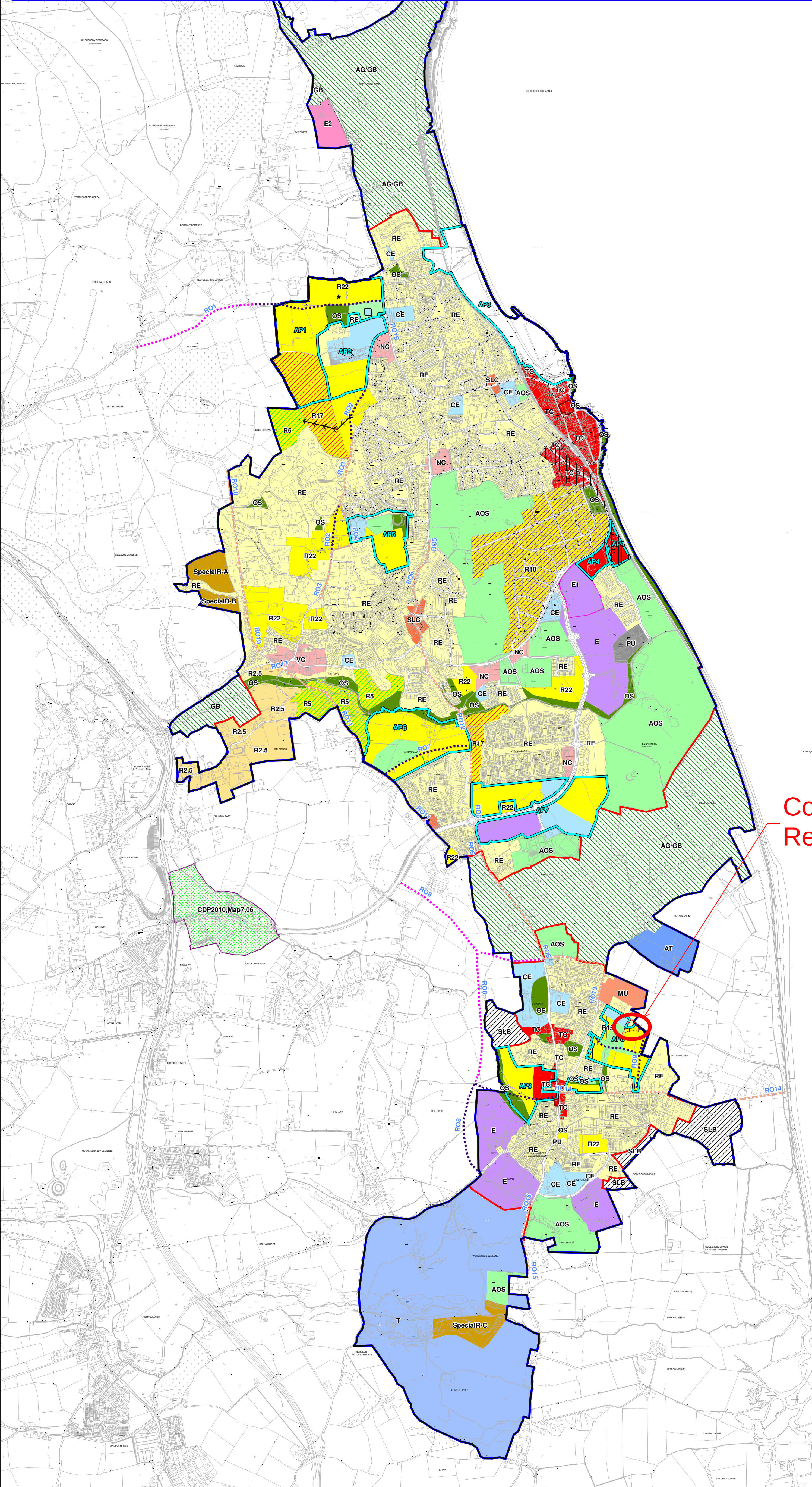
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Scale NTS

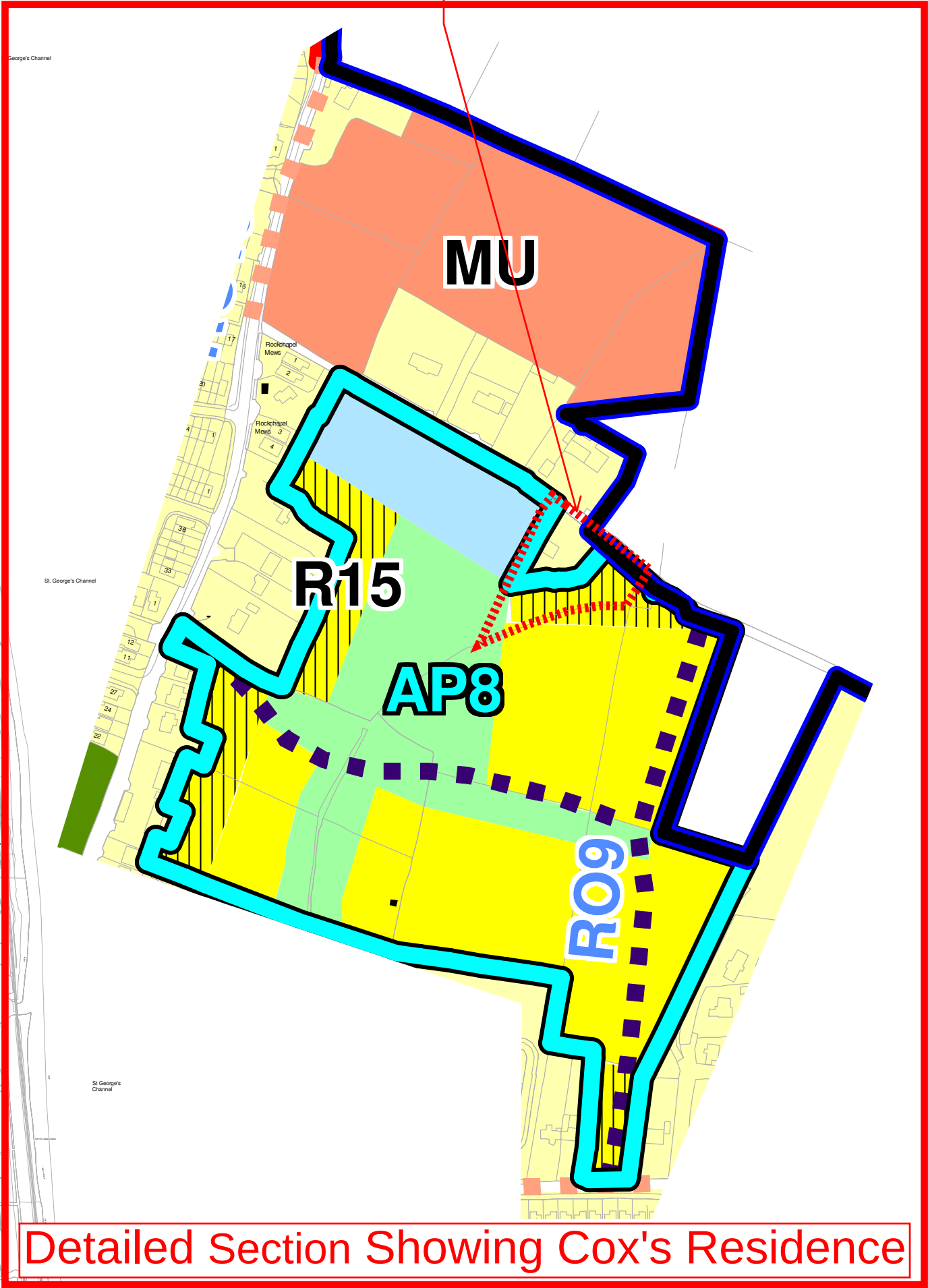
**Mark-up Showing Cox Residence Zoning for Draft
Proposed Development Plan 2022-2028**

Mark-up Showing Cox Residence Zoning from Adopted Greystones - Delgany And Kilcoole Local Area Plan (LAP) 2013-2019



Cox's Residence

Cox's Residence noted as;
RE - Existing Residential and
R15: Residential - 15/ha



- RE: Existing Residential
- R22: Residential - 22/ha
- R17: Residential - 17/ha
- R15: Residential - 15/ha
- R10: Residential - 10/ha
- R5: Residential - 5/ha
- R2.5: Residential - 2.5/ha
- SpecialR: Special Residential
- TC: Town Centre
- VC: Village Centre
- NC: Neighbourhood Centre
- SLC: Small Local Centre
- E: Employment
- E1: Employment
- E2: Employment
- CE: Community and Education
- OS: Open Space
- AOS: Active Open Space
- GB: Greenbelt
- AT: Agri-Tourism
- T: Tourism
- MU: Mixed Use
- PU: Public Utility
- SLB: Strategic Land Bank
- Action Plan
- Opportunity Site
- Road Objective - Long term
- Road Objective - Short Term
- Road Objective - Road Improvement
- Indicative Green Routes
- Core Retail Area
- Community Building
- Settlement Boundary
- LAP Boundary
- Indicative Through Access Route



Land Use Zoning Objectives
Map A

Wicklow County Council
Planning Section
September 2013

ADOPTED GREYSTONES - DELGANY AND KILCOOLE LOCAL AREA PLAN (LAP) 2013-2019



Drawn by: SW
Checked by: SW
Scale: NTS