



Proposed Variation No. 7 to the Wicklow County Development Plan Submission Report

Submission Details

Ref	VAR7-104124
Who Are You?	Private Individual
Name:	Michael Arrigan
Submitted Time:	September 18, 2026 10:59 AM

Proposed Variation Parts

Topic	Part 1: Proposed Variation to town / settlement zoning maps and, where relevant, proposed new or amended site specific policy objectives.
Submission	1. Level 3: Greystones-Delgany

Write your observations here:

I wish to register a formal objection to the proposed rezoning of land at GSD 2 and GSD 1 in Greystones-Delgany to Residential/Development use for the following reasons

- 1) Excessive Population Growth and Core Strategy Disconnect: According to Central Statistics Office (CSO) data, the Greystones-Delgany settlement experienced rapid expansion from 17,468 in 2011 to 22,009 in 2022, with the Municipal District growing by 15% between 2016 and 2022. This will have grown even further in 2026. Greystones has absorbed a disproportionately high share of County Wicklow's total population growth. The proposed rezoning would introduce additional residential units far beyond the intended phasing of the Core Strategy, leading to premature and unbalanced expansion.
2. Failure to Meet Genuine Demographic Housing Needs: Under Wicklow County Council's Housing Need and Demand Assessment (HNDA), the primary social need is for affordable starter housing, rightsizing options for older residents, and social integration. The pattern of private development in this high-value market predominantly yields housing that does not solve local affordability pressures. In 2025, the average asking and transaction price for a 3-bedroom house in Greystones was approximately €630,000 to €670,000. I don't think this would meet the definition of affordable housing
3. Severe Infrastructure and Transport Deficits: The existing physical and social infrastructure in Greystones cannot absorb further large-scale residential influx:
Transport: The rail corridor (DART) and local bus services currently operate at or above peak capacity. Rezoning ahead of documented, delivered mass-transit upgrades represents disorderly planning.
Road Network: Local feeder roads and junctions connecting to the N11/M11 are already heavily congested during peak hours.
Social Infrastructure: Existing post-primary and primary schools, healthcare facilities, and childcare services in the town are severely oversubscribed. The development fails to guarantee the necessary community infrastructure required under the Sustainable Residential Development in Urban Areas Guidelines.
4. Shortfall in Public Open Space and Amenity: Greystones has experienced extensive residential infill over the last decade without a commensurate increase in public parkland and recreational amenities. National recreational standards recommend 2.4 hectares of usable public open space per 1,000 residents. The existing green infrastructure network is already under severe pressure, and further residential encroachment on undeveloped land without dedicated civic parkland compromises the health and well-being of the broader community.
5. Unsustainable Loss of Zoned Employment Land: The de-zoning of

industrial/commercial land to residential directly conflicts with the objective of creating a self-sustaining settlement. Removing employment lands reduces local job opportunities, compelling an even higher percentage of residents to commute toward Dublin. This exacerbates unsustainable modal splits, contradicting Regional Spatial and Economic Strategy (RSES) directives aimed at reducing commuter travel.

Conclusion: For the reasons outlined above—premature growth, loss of employment base, acute infrastructure constraints, and green amenity shortfalls—the proposed rezoning and development would be contrary to the proper planning and sustainable development of the area. I respectfully urge the Planning Authority to reject the proposed variation/application. Yours sincerely,
Michael Arrigan