



# Greystones - Delgany & Kilcoole Draft LPF Amendment Stage Submission - Report

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| Who are you:    | Private Individual        |
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| Reference:      | GDKLPF-143721             |
| Submission Made | November 12, 2025 2:42 PM |

## Topic

LAP - Proposed Material Amendments No 4 Submission

## Submission

I wish to make a submission regarding Proposed Material Alteration 26 in the Greystones-Delgany and Kilcoole Local Planning Framework.

I strongly object to the proposed extension of the urban boundary and rezoning of the 29-acre Bellevue Hill site for "Active Open Space" development. My reasons are as follows:

### Proximity to Protected Habitats

The site is immediately adjacent to the Glen of the Downs Nature Reserve (pNHA and SAC) and forms part of its ecological network. Rezoning for development risks fragmentation of habitats and undermines national and EU nature protection directives.

### Presence of Rare Wet Woodland and Watercourse

The site includes approximately 4 acres of undisturbed native wet woodland and the Brown Trouts Stream, the largest tributary of the Three Trouts River. These features are critical for biodiversity and water quality.

### Conflict with County Development Plan Objectives

The proposal contradicts objectives for habitat protection, biodiversity enhancement, and watercourse safeguarding set out in the Wicklow County Development Plan.

### Lack of Due Diligence and Accessibility

Wicklow County Council planners and the Chief Executive previously advised against this zoning due to poor accessibility and unsuitability for urban development.

### Precedent for Development Adjacent to Protected Sites

Allowing this alteration would set a dangerous precedent for development versus restoration near protected areas.

### Environmental Impact Assessment Required

A full Environmental Impact Assessment should be carried out before any decision is made.

### Recommendations:

Do not zone this site as part of the urban area.

If zoning proceeds, include strict nature conservation conditions.

Zone the wet woodland and stream as Open Space 2 for Nature and require a credible restoration plan.

Support mapping of the ecological network around Glen of the Downs as a pilot project.

Recent reports of tree-felling and vegetation clearance on this site, apparently without authorisation, further highlight the urgent need for protection and enforcement.

This site should be protected and restored, not damaged and developed. Community sports facilities can and should be planned in ways that respect biodiversity and climate objectives.

Signed:

Alice McDonnell

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