



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

Who are you:	Private Individual
Name:	Zsolt Gercsi and Angela Quinlan
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**Topic**

LAP - Proposed Material Amendments No 26 Submission

**Submission**

Please see attached pdf with this submission.

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## File

WCC\_letter\_GAA.pdf, 0.05MB

We would like to call on WCC to reconsider the rezoning of the land in subject (Proposed Material Alteration 26) based on the following observations:

### **Lack of infrastructure for safe access**

The plan to finish the pedestrian sidewalk to Delgany is long overdue but it would not resolve the asymptotically high traffic that such a GAA sport venue would generate. Belvue Hill (clue is in the name) is a steep and narrow road. The traffic congestion before and after a training session caused by cars couldn't be eased by the availability of a sidewalk. The site is out of town (hence the attempt to rezone it) and it does not allow for easy and safe access on foot or bike.

### **The need for an Environmental Impact Assessment**

The Proposed Material Alteration 26 would substantially impact the wildlife and nature on the site. There is a constant stream of water that runs through that site and later meets the Three Trout River. *"The Three Trout Stream, associated river corridor and adjoining lands are the most important area of natural habitat remaining in the Delgany/Greystones area. - Faith Wilson, BSc CEnv MCIEEM, 2021 Greystones Biodiversity Report and Action Plan"* [1].

Unfortunately, there have been reports of tree cut downs associated with the sale that do not reflect a careful approach to this environmentally sensitive site, adjunct to the Glen of the Downs Nature Reserve [2]. The multiple sport grounds at the side of a hill would require substantial bulldozing and landscaping by heavy machinery. Talking about any sort of "biodiversity plan" after that happens would be nothing short of greenwashing. For these reasons, a transparent and thorough Environmental Impact Assessment is absolutely necessary before any type of discussion about rezoning should take place.

### **The public has already been consulted - and said NO to rezoning!**

It must also be known to WCC that the public has been asked about the desired future of this site [3] and an overwhelming number of 5450 signatures strongly supported the motion of an extended nature reserve on the land (purchased by the state). In the view of this large number of supporters, the motivation of another consultation about the potential rezoning does not align well with public opinion and democratic standards.

Yours sincerely,  
Zsolt Gercsi, PhD and Angela Quinlan, PhD

[1] <https://greystonestidytowns.ie/projects/three-trout-stream/>

[2] <https://www.independent.ie/regionals/wicklow/bray-news/investigation-launched-over-alleged-illegal-tree-felling-near-wicklows-glen-of-the-downs-nature-reserve/a1060609722.html>

[3] <https://www.change.org/p/call-on-government-to-buy-land-double-size-of-glen-of-the-downs-ancient-woods>