

	<h1>Greystones-Delgany & Kilcoole LPF Variation No.4</h1>
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Who are you:	Private Individual
Name:	Stuart Kinch
Reference:	GDKLPF-120551
Submission Made	June 11, 2025 12:32 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.2 County Development Plan strategy for Greystones – Delgany & Kilcoole
- A.3 Factors influencing future development options

Local Planning Framework PART B Settlement Specific Objectives.

- B.2 Residential Development
- B.3 Economic Development
- B.4 Tourist Development
- B.5 Community development, including schools, and active open space

- B.6 Heritage, biodiversity and green infrastructure
- B.7 Infrastructure, including transport and flooding
- B.8 Land Use Map and Zoning
- B.9 Specific local objectives (SLOs)
- Strategic Environmental Assessment

Please select which town you want to comment on:

Greystones/Delgany

Observation relevant to the settlement:

Please see attached

Upload a File (optional)

Support the Greystones Community Pact and call for a freeze on new residential building until at least 2028..docx, 0.67MB

11th June 2025

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

To whom it may concern,

I am writing to strongly urge a **temporary pause on all residential developments not yet commenced** within the Greystones, Delgany & Kilcoole area. This pause would allow council and government agencies to redirect their full attention toward critical priorities necessary to ensure the long-term sustainability, livability, and cohesion of the community.

Despite the ambitions of previous Local Area Plans, several essential infrastructure and community initiatives remain unfulfilled. Continuing to allow residential development at a pace that far outstrips the development of supporting infrastructure risks seriously undermining the town's integrity and quality of life.

I respectfully request that residential development be paused, and resources instead prioritised in the following four key areas:

1. Reopen the Cliff Walk:

This amenity is vital both as a local recreational space and as a driver of footfall for local businesses. Its continued closure has a negative impact on the well-being of residents and the local economy.

2. Activate the Media Centre and Employment Zone (Purple Zoning Area):

Greystones is designated as a "Level 3 Self-Sustaining Growth Town," yet there remains a severe imbalance between housing and employment. There are limited local jobs available, and without investment in local employment zones, the town will become increasingly commuter-dependent and economically unsustainable.

3. Transform Transport Infrastructure:

Public transport is underdeveloped and unreliable. DART services are frequently suspended on weekends, and the promised bus depot on Farrankelly Road/M50 has not materialised. As the majority of residents commute to Dublin, improved transport links are essential to accessibility and economic resilience.

4. Upgrade Educational Infrastructure:

All local schools are operating under capacity strain, with many reliant on outdated temporary portacabins. The pace of housing development is exacerbating this pressure. Urgent capital investment is needed to modernise and expand educational facilities.

Until these foundational areas are addressed, further residential development should not proceed. Greystones has already experienced significant housing growth in the past decade. Continuing unchecked development, while key infrastructure lags behind, puts the social fabric of our community at serious risk.

I fully support the Greystones Community Pact and call for a freeze on new residential building until at least 2028.

Looking Ahead: Planning Considerations for 2028

When development resumes post 2028, I ask that the following issues be carefully reviewed:

1. Improve Road Safety : Objection to RN1 (Yellow Zoning Area) Development:

The proposed development on Mill Road poses serious safety concerns. The road is already congested and lacks adequate traffic calming measures. It is a high-traffic area, particularly for families accessing local clubs and facilities (GAA, Rugby, Tennis, Shoreline). Increased traffic would heighten safety risks.

I recommend that all traffic associated with larger developments in this zone be directed to enter and exit via Farrankelly Road, which is more suitable for heavier volumes.

Furthermore, I strongly object to any removal of roadside trees and hedgerows in this area, which provide a vital green buffer. Preserving these features supports biodiversity and maintains the semi-rural character of the area.

2. Address and Improve Existing Social Housing:

Significant portions of the town's current social housing stock are in disrepair and underfunded. For example, it has taken over five years to resolve structural issues at Farrankelly Close.

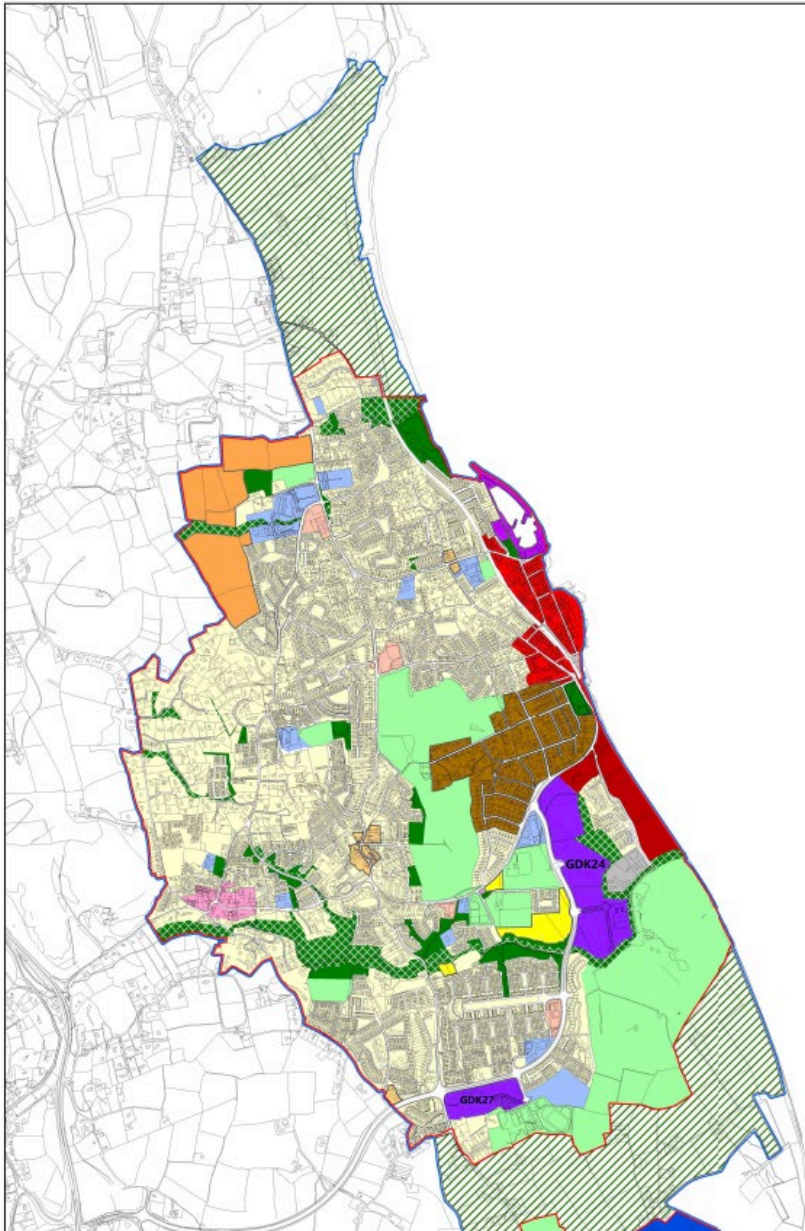
Before any new social housing is developed, funding and attention must be directed to upgrading existing units.

Additionally, it is critical that social housing be integrated into mixed developments in line with national policy. The creation of isolated or concentrated social housing estates near private developments risks repeating past planning failures, leading to division and stigma.

A more balanced geographic distribution of social housing across the town is also essential. The disproportionate concentration in the southern corridor (Killincarrig to Charlesland) has already led to unintended consequences, including negative perceptions around inclusive education at local schools. (The Greystones Community College is being labelled by some "The social housing school") New residential zones, such as Zone 2 Blacklion, should incorporate integrated social housing (e.g., 30% within private developments) to encourage greater balance and cohesion.

Thank you for taking the time to consider this submission. I appreciate your attention to these concerns, which reflect a deep commitment to the long-term well-being of Greystones and its residents.

Yours sincerely,
Stuart



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