

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

Ref	VAR7-094011
Who Are You?	Private Individual
Name:	Paul Moran
Submitted Time:	September 27, 2026 9:44 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

Topic	Part 3
Submission	2. D. Call for Sites – Summary of Assessment

Write your observations here:

I wish to make a submission regarding the proposed rezoning of two areas in the Greystones area to facilitate additional residential development.

While I recognise the need for housing and future residential development, I am concerned that further increasing the number of homes in Greystones without first addressing the existing deficits in essential infrastructure is likely to place further pressure on services that are already struggling to meet current demand.

My primary concern is school capacity.

Greystones and the surrounding area are already experiencing significant pressure on school places, particularly at secondary-school level. I have two young children who will require secondary-school places within the next six to seven years, and there is already a clear shortage of secondary-school capacity in the area. Adding a substantial number of additional homes and families without a corresponding expansion of secondary-school provision risks creating an even more significant problem for children and families living in the area.

The pressure is already evident at primary-school level. My child has recently started Junior Infants, and the school has had to increase the number of pupils it accepts and accommodate larger class sizes in order to meet the demand for places from incoming children. This demonstrates that the existing education infrastructure is already having to stretch beyond its previous capacity simply to accommodate the current population.

It therefore seems premature to approve significant additional residential zoning without first ensuring that the necessary infrastructure is in place to support it.

Transport infrastructure is another significant concern. Traffic congestion in Greystones has already increased considerably, and many of the existing roads are not well suited to accommodating substantially higher volumes of traffic. Adding further housing without a corresponding and properly planned expansion of the road and public transport infrastructure is likely to exacerbate existing congestion and place additional pressure on the local road network.

I believe the priority should therefore be to ensure that essential infrastructure keeps pace with population growth. If additional land is to be rezoned for residential purposes, this should be accompanied by a clear commitment to delivering the infrastructure in a set time frame, required to support that development - particularly new and expanded schools, adequate secondary-school capacity, and improvements to the local transport and road network.

Housing development cannot be considered in isolation from the infrastructure required to make a community function effectively. Families moving into new homes need access to schools, safe and appropriate roads, public transport and other essential services. These requirements should be planned and delivered alongside, rather than after, significant population growth.

I would therefore ask Wicklow County Council to carefully consider whether the existing infrastructure in Greystones is capable of supporting the additional population that would result from the proposed rezoning. In particular, I would ask that the Council prioritise securing sufficient school capacity and appropriate transport infrastructure before facilitating substantial further residential development.

The priority should be to ensure that Greystones has the infrastructure necessary to support the population it already has, and to ensure that any future growth is properly planned and adequately supported.

Kind regards,