

	<h1>Greystones-Delgany & Kilcoole LPF Variation No.4</h1>
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Who are you:	Group
Name:	bba architecture/Greystones Town Team
Reference:	GDKLPF-102442
Submission Made	June 20, 2025 10:27 AM

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.1 Introduction
- A.2 County Development Plan strategy for Greystones – Delgany & Kilcoole
- A.3 Factors influencing future development options
- A.4 Overall strategy

Local Planning Framework PART B Settlement Specific Objectives.

- B.1 Town Centre Regeneration
- 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)

Write your observations here:

Please see attached

Please select which town you want to comment on:

Greystones/Delgany, Kilcoole

Observation relevant to the settlement:

Please see attached

Upload a File (optional)

Submission to Greystones Delgany and Kilcoole Local Planning Framework 2022-2028.pdf, 0.32MB

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Planning Section
County Buildings
Whitegates
Wicklow Town
A67 FW96

Greystones Town Team
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16th June 2025

**RE: SUBMISSION TO THE GREYSTONES/DELGANY AND KILCOOLE LOCAL PLANNING
FRAME WORK 2022 – 2028**

Dear Sir/Madam,

This submission is made on behalf of Greystones Town Team. This submission outlines several priority areas with specific requests.

1. Bray to Greystones Cliff Walk

It is noted that there are several references in the draft LPF to the Bray to Greystones Cliff Walk. We would suggest that a Specific Local Object (SLO) to reopen, maintain, fund, enhance and protect the Bray Head to Greystones Cliff Walk is included in the LPF.



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This facility is a key amenity for both residents and tourists. When open the Cliff Walk is a significant recreational and tourism asset, which brings positive economic impact to both Bray and Greystones and in fact the wider North Wicklow area. Cliff Walk

An open and well-maintained Cliff Walk is more than just a scenic route; it is vital to local businesses, a key recreational resource, and a source of deep community pride.

2. Greystones to Wicklow Green Way (East Coast Greenway)

Again, it is suggested that the LPF includes a Specific Local Objective to providing a continuous, easily accessible greenway linking Greystones to Kilcoole and on to Wicklow Town. This supports the principle of healthy place making, active travel tourism and encourages walking and cycling.

We further comment and request;

Objective Request

- That the LPF commits to the delivery of the East Coast Greenway as a strategic, continuous, and accessible route linking Greystones and Wicklow Town, with strong connections to Kilcoole, Charlesland, and the wider regional network. The LPF should specifically support a route selection that avoids the Murrough Special Area of Conservation (SAC) and prioritises inland field boundary options, in line with recent planning precedents and environmental protection requirements.

Justification and Reference

- The East Coast Greenway committee, a joint initiative of Greystones Town Team and Wicklow Town Team, fully supports the proposed greenway being developed by Wicklow County Council to connect the two towns. This project is currently at Phase 2 (Options Selection), with WCC engineers examining potential routes and further public consultation scheduled for the second half of 2025.
- The LPF encourages “the development of a coastal route from Greystones to Wicklow Town as well as links between this potential route and Kilcoole and the R761” (Section B.4), supporting healthy placemaking, active travel, and sustainable tourism.
- Recent decisions by An Bord Pleanála, including the refusal of the Blessington Greenway, have highlighted the need to avoid routing greenways through or adjacent to European protected areas, such as Special Areas of Conservation (. The East Coast Greenway route selection is therefore considering both coastal and inland options, with a strong recommendation from GTT that the preferred route should avoid

- the Murrough SAC and instead focus on field boundary alignments to ensure compliance with national and EU environmental directives.
- This approach aligns with the LPF's commitment to environmental protection, sustainable development, and the delivery of strategic green infrastructure, while also supporting the objectives of the County Development Plan and the needs of local communities.
- The project is being advanced in partnership with Transport Infrastructure Ireland, with ongoing feasibility studies, public engagement, and environmental assessments to ensure the chosen route maximises community benefit and minimises ecological impact.

3. County Wicklow Blue Way

Further to items 1 and 2 above, we suggest that a Specific Local Objective be included in the LPF, to assess the impact on the LPF area of the Wicklow Coastal Blueway Project to identify potential coastal amenity enhancement to support funding opportunities.

4. Beach Amenity Enhancements

It is noted and welcomed that the Greystones South Beach area is designated for enhanced access and facilities. We request that similar upgrades be extended to include the North Beach, the Cove, and the Kilcoole beach. It is requested that these enhancements include fully accessible toilets, changing facilities, and showers, with direct disabled access to the waterline, and real-time noticeboards providing tide and weather data.

5. Cycling and Pedestrians Walkways

We would suggest that an integrated network of cycling tracks be included across the district. We suggest this should include a specific objective for a pedestrian walkway through Coolagad to Kindlestown Woods.

6. Wind Energy (Offshore and Onshore)

It is noted that the LPF supports and promotes renewable energy, and it is therefore requested that the LPF explicitly supports offshore development and the development of an onshore support hub in Greystones, possibly in the Harbour/Marina area. This should focus on job creation in services and facilities.

Greystones coastal location and the current marina infrastructure presents an opportunity for employment creation

7. Public Realm

We suggest/request that the LPF includes a programme for public improvements in the town centre, Greystones harbour area and as noted above, enhancement of key pedestrian cycling routes.

A town mobility plan is requested to be included as an objective to inform further public realm priorities and safe walking / cycle routes. Including the following:

- enhancement of existing pedestrian links from the town to the seafront; from Trafalgar Road, Bow Lane, South Beach access points from Mill Road should be specifically noted.
- pedestrian cohesion and dominance of the route from the South Beach carpark (potentially new Greystones – Wicklow Greenway)/ Dart carpark to the marina (Cliff / Walk)
- Identification of potential enhancement of new pedestrian links through back land developments to increase permeability.

It is acknowledged that the existing temporary public realm interventions during covid have improved the usability of Church Road which now requires upgrading, a specific objective should be included to construct a permanent design solution.

It is acknowledged that Opportunity sites (OP) identify several underutilised sites for potential development. There are many underutilised sites in the town which should be identified for example:

- The Railway Station carpark on Church Road
- Lands adjacent Bow Lane

We request a land use survey to be included as a specific objective to identify underutilised sites to form part of this LAF.

The report *Greystones Public Realm 2020* highlighted the need for good quality public spaces and a lack of public green spaces. A specific objective should be included to identify potential public / green spaces within the town core.

The above will promote healthy place making and encourage walking and cycling.

8. Economic Development/Job Creation

We suggest that the LPF includes a clear target for job creation in Greystones, Delgany and Kilcoole in order to increase the job ratio to above 75% by 2030.

This can be achieved by supporting tourism, re-opening the Cliff Walk, providing a coastal greenway, encouraging the film industry and the provision of co-working hubs.

We note and welcome the provision of a mixed-use zoning in the Woodlands area but would suggest that more employment zoned lands may be required in order to avoid Greystones, Delgany and Kilcoole becoming dormitory towns with low job ratios.

9. Community Infrastructure

We note that the population of Greystones, Delgany and Kilcoole is approaching 30,000. Currently the youth population is approximately 33% of the population, this will and is currently putting pressure on sports facilities, community facilities, and youth centres.

We suggest that more facilities are and will be required, we further suggest that the area would benefit from a combined resource centre and enhanced sporting facility. We note the proposal to provide same adjacent to the new secondary school and existing facilities at Shoreline Sports Park and running track and welcome same.

We suggest the reference to 'catch-up' infrastructure noted in A2.2 *Role and function of the settlements Greystones-Delgany*, pg. 5. should be defined in a SLO with clear action / set of actions.

10. Built Heritage

We note that the LPF and CDP support the Natural and Architectural Heritage, we emphasise that Greystones has a unique historic character as a 19th century seaside resort and its notable railway heritage. We suggest the LPF strengthen this commitment to support heritage led regeneration as a driver for town character, tourism, and identity.

A specific Objective for the following historic structures at risk should be included:

- the old Holy Faith Convent on Kimberly Road,
- Captain Tarrant's Farmhouse

It is requested that the LPF supports the development and implementation of the Greystones Town Team Shopfront and Signage Guidelines, ensuring that all new shopfronts and signage within the town centre and architectural conservation areas respect the established character, materials, and proportions, in line with best practice in heritage-led regeneration.

On behalf of Greystones Town Team, we request that Wicklow County Council and Greystones Municipal District Councillors consider the above and include same as clear and measurable objectives and commitments in the final LPF. Each request is grounded in the LPF's own strategy and objectives encouraging alignment in both local needs and statutory planning frameworks.

Greystones Town Team look forward to the ongoing partnership and dialogue with Wicklow County Council and the Greystones Municipal District Councillors to deliver a thriving, sustainable and inclusive Greystones, Delgany and Kilcoole area.

Yours Faithfully



Michael Browne