



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

Submission Details

Ref	VAR7-211919
Who Are You?	Private Individual
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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

Write your observations here:

While I am fully aware of the need for additional housing within Wicklow and Ireland overall, the scale of this development in Greystones cannot be considered sustainable, when taking the resources and infrastructure of the town into account.

Using the 34 ha of zoned land at an average 33 units per ha gives a rough estimate of 1,122 extra houses. Each of those houses will have at least one car, more likely two.

Most people who will live in this proposed area will commute to and from Dublin daily. Greystones has no significant industry or employment numbers, so these new residents will add pressure on transport links already stretched to capacity.

Currently, the N11 and other roads around Greystones are at a standstill in morning and evening rush hour and around school drop off times.

The DART service to Greystones has received no meaningful upgrade since it was first built. In fact journey times are now slower. The morning and evening DARTs and commuter train are full, as are the 84x buses.

From an educational, social and sporting perspective, I am aware of waiting lists for children for swimming lessons, football clubs, and school places. Where will the thousand extra children go to school, learn to swim or play football in five or ten years time?

Reducing everyone's quality of life for both new and old residents will be the only outcome of a development of this scale, unless it is accompanied by significant and meaning investment into transport and social infrastructure, which I see no reference to any published plan.

Lastly, the development as proposed has no mixed-use or retail/employment component. This is on the scale of the existing Charlesland estate, which is well serviced by shops, a doctor, dentist, cafe etc - why is there no equivalent here?

