

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

Submission Details

Ref	VAR7-172147
Who Are You?	Private Individual
Name:	Karen Miley
Submitted Time:	September 14, 2026 5:29 PM

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 2
Submission	Changes consequent to Chapter 3 (Core Strategy) of the County Development Plan

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

Write your observations here:

Submission Regarding Proposed Variation No. 7 to the Wicklow County Development Plan 2022–2028

To Whom It May Concern,

I am writing to formally lodge my strongest objection to the proposed residential rezoning of the 84-acre former Charlesland Golf Club site under Proposed Variation No. 7 to the Wicklow County Development Plan.

████████████████████ for its unique, distinct village character, I am deeply concerned by the unsustainable urban sprawl being pushed by the Planning Authority. Adding an estimated 1,400 to 1,600 new residential units to this single coastal site represents severe overdevelopment. It threatens to completely erode the village identities of Greystones and Delgany while placing an impossible burden on already failing infrastructure.

I urge Wicklow County Council to reject this variation based on the following material planning arguments:

1. Unprecedented Growth Exceeding Council Strategy and Targets

Official Central Statistics Office (CSO) data shows that over 2,140 new homes have already been built in the Greystones area since 2016. This growth has already blown past the council's own housing strategy target of 1,953 units by more than 10%. Greystones has surpassed its planned population threshold for 2028 before factoring in another estimated 1,000 homes currently under construction or recently occupied. Dumping up to 1,600 more units onto a town that has already outpaced its growth boundaries is reckless planning.

2. Severe Local School Capacity Crisis

The Greystones and Delgany area is in the grip of a well-documented secondary school enrollment crisis. Existing schools are massively oversubscribed, leaving local parents struggling to secure school places for their children. Infrastructure has lagged decades behind development, as demonstrated by the eight years it took to deliver permanent facilities for Greystones Community College. Housing

delivery must be strictly halted until the Department of Education explicitly funds, approves, and builds the physical school places required to serve the existing population.

3. Transport Infrastructure and Severe Traffic Gridlock

The local road network—specifically the R774, the Kilcoole Road, and the connecting arteries to the N11/M11—is already choked with daily commuter gridlock. The DART and local bus services routinely operate at maximum capacity. Adding the vehicular traffic of 1,500+ new households onto these overloaded roads without major structural upgrades to the transport corridor will cause paralysis, present severe safety risks to pedestrians and cyclists, and degrade the environment.

4. Deprivation of Amenity and Failure to Secure Public Green Space

The loss of this 84-acre site to high-density housing is an irreplaceable loss to the health and well-being of local families. This loss is compounded by the council's failure to maintain or deliver existing local amenities. The Bray Head Cliff Walk remains closed indefinitely due to ongoing landslip risks, and the promised Wicklow-to-Greystones Greenway remains stalled in protracted early planning phases. At a time when scenic, active spaces are locked away or delayed, the council should be proactively securing this vast coastal tract as a regional public park for children and the community, rather than permanently surrendering it to private residential development.

For these reasons, I request that the Planning Authority and the elected members of Wicklow County Council reject Proposed Variation No. 7 in its entirety. The zoning of the Charlesland Golf Club lands must be retained for open space, recreational, and community use until the massive local infrastructure deficits are completely resolved.