

	<h1>Greystones-Delgany & Kilcoole LPF Variation No.4</h1>
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Who are you:	Group
Name:	Delgany Community Council
Reference:	GDKLPF-153912
Submission Made	June 20, 2025 3:41 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.1 Town Centre Regeneration
- B.3 Economic Development
- B.5 Community development, including schools, and active open space
- B.6 Heritage, biodiversity and green infrastructure

- B.8 Land Use Map and Zoning

Write your observations here:

Planning Submission

Members of Delgany Community Council availed of the opportunity to meet with planners recently at Greystones Municipal District offices in order to view proposed changes in the local planning framework. DCC would also like to thank Wicklow County Council's planners for consulting with us and other community groups and inviting us to view the proposed changes. This is an example of positive community engagement and one which we appreciate and value.

Zoning

We appreciate the riparian zones being designated as "Natural Area" near the rivers, particularly around the Three Trout river and stream and the dezoning around Blackberry Lane which is a very sensitive ecological environment. We agree "that the currently unzoned lands should not be zoned for new development and zoning be removed from the following four locations (a) high elevations of Bellevue Hill, (b) the lands at risk of flooding on the west side of Bellevue Hill, (c) the R-Special lands to the west of Bellevue Hill and (d) Blackberry Lane south of Three Trouts River".

Given the lack of public open space in Delgany we believe that the council land between Blackberry Land and Priory Road at the Delgany village end could be used to develop an amenity park which could be designed in harmony with nature and as an amenity through which locals can explore the biodiversity in the area.

Further information is available here: <https://delgany.online/plans>

This proposed park could be compatible with the proposals for the greenway between the Glen to the Sea.

The proposal is for a Greenway of approximately 4 km running from Barry's Bridge on the N11/R762 junction down to the coast at Greystones, where it might link up at some future time with an East Coast Greenway. The proposed route generally follows along the route of the Three Trout Stream. Please see further details in Delgany Community Council Greenway feasibility study.

Community Centre

Delgany Community Council (DCC) welcomes the proposed new zonings of "Community and Education" for the former Carmelite Monastery site and the "Open Space" designation for the area in front of the site where a playground has been approved. An agreement has been reached with the developer to expand this playground to include 12 pieces of play equipment.

While we are very enthusiastic about the addition of this property as a community asset we are requesting your support in helping us to work and support the developer, Lowick Homes, in their efforts to ensure a compliant and fit for purpose community centre. Change of use will trigger the need for a BCAR and a new planning application, and as such conditions of the property as a Community Centre will need to be met. The Settlement Agreement signed in coordination with Delgany Community Council, Delgany Village Business Alliance, Delgany Tidy Towns, and Delgany Smart Villages representatives committed Lowick to provide a sustainable and compliant community centre at no cost to the community.

As a result of our meeting with Lowick Homes and their representatives, we have identified necessary improvements to make this community centre functional and are listing them below for your awareness (this list may not be fully comprehensive, but this is what was reviewed with Lowick at the time of our meeting on 14 March 2025 and captured in those minutes).

Improvements that are needed include the following:

- Toilets and Tea station are not Part M compliant and need to be larger
- Mechanical ventilation would be required to the locations as per planning granted (space will be needed to house same, either external or internal)
- Appropriate access and Entrance/Exit points will need to be identified to suit the capacity of Community Centre
- The Community Centre will need to be entirely independent from the rest of the building (including water, electric mechanics; fire walls/ceilings as noted)
- The side chapel could perhaps be retained to help with expansion of toilets/tea station facilities; the area where the Crib was housed could also be used for additional storage
- Given the necessary focus on sustainability the building will need to achieve the best possible rating from an energy standpoint
- Sustainability considerations to be given priority
- As this is a protected structure, obvious priority will need to be given to historical/architectural considerations as identified by the Conservation Architect's

report

We also welcome the retention of the accommodation building and its repurposing to provide for the creche, retail, cafe and GP facilities. All of these facilities will be essential to the sustainability of this development as well as to ensuring its successful integration as a core part of the village.

Economic Opportunity and local Employment

We believe that the proposed new Media Centre in Greystones should focus on higher value-added and more stable industry sectors such as Finance, ICT, etc., which would provide better long-term employment prospects and provide employment opportunities for residents in the area with these skills sets.

Greystones is designated as a “Level 3 Self-Sustaining Growth Town,” but there are very few employment opportunities in the area. This has led to a huge number of residents commuting to work, leading to a lower quality of life for residents as well as a serious impact on the environment. The site on which the media centre is planned appeared to be locked into a low cost long term lease with no sign of any activity.

Proposed Greystones to Wicklow Greenway:

We recognise that options are being evaluated at present and would hope that lands on the site of the former Charlesland Golf Club could be identified as suitable for the Greystones end of the Greenway. We conducted a feasibility study and the results were published in 2020. The study examined the possibility of a Delgany Greenway which would link to the Greystones-Wicklow Greenway thus maximising its use for both recreational purposes as well as a safe transport route to local schools. We would hope that the Greystones to Wicklow route would offer an opportunity to connect with and enhance the existing network of walking and cycling routes in the county.

Healthy Placemaking and the Delgany Village Public Realm Plan

In the years ahead for the new LAP, 2025-2029, DCC would welcome the opportunity to work with the Planners and other WCC staff to realise the potential of Delgany as a Destination Village and to implement the projects identified in the Paul Hogarth strategy report. The Paul Hogarth report was funded under the Department of Rural and Community Development’s plans to revitalise towns and

villages.

Roads and footpaths

90% of traffic going through Delgany village is using the route as a through route. This means that the village has become increasingly dangerous for pedestrians and cyclists. The road through the village needs to change to reduce this traffic and to allow the businesses in the village to continue to flourish. It should be noted that the footpaths are in dire need of repair. They are uneven, hazardous and difficult to navigate for anyone let alone those whose mobility is compromised.

Play Facilities

The population of Delgany has increased dramatically in recent years with many young families now making their home in Delgany. We know that the lack of facilities in Delgany has been documented in an audit of Social and Community facilities, conducted by WCC and hope that this will be addressed. There are no public play spaces in the village. We believe this to be a priority.

Sports Facilities:

We support additional targeted zoning to facilitate an expansion to existing sports facilities in the area. We urgently need a proper Sports ground for the newest local soccer club, Sporting Greystones. The club was established in 2017 and has grown rapidly since then. They use long term leased council owned pitch at Dr Ryan Park but have to limit numbers there. They serve a lot of newer families in Delgany and have a long waiting list.

They are restricted at present in terms of how many hours per week they can use their facility for training, the pitch is too small for 11 a side matches meaning that they have to travel to Kilmacanogue and rent space there. This increases the carbon footprint of the club.

Please select which town you want to comment on:

Greystones/Delgany

Observation relevant to the settlement:

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Map

Site Description:

Upload a File (optional)

