

# GAP (Greystones Area Planning) Community

Greystones Area Planning Community  
30.08.21

Re: GAP Community Submission on Chapter 10 Retail into Draft County Wicklow Development Plan 2021 – 2027.

We are a group of residents from Greystones and Delgany who have come together following the recent, significant developments that have taken place over the past number of years. We believe that these developments are unsustainable due to lack of investment in all other aspects associated with granting planning permission such as public services (schooling, medical, dental) transport infrastructure (traffic congestion), recreational facilities (lack of), residential issues resulting in an adverse impact into the biodiversity of the area.

Several these developments (Glenheron) have been approved under the Strategic Housing Development (SHD) process. We are also aware of the Carmelite development in Delgany which is under a Judicial Review and an upcoming SHD at Coolagad. We believe strongly that the SHD process is completely undemocratic as they bypass residents' rights to object to planning proposals in the normal manner – making representations to elected councillors and the county council. It has been reported by architect and surveyor bodies that SHD's have led to high density badly designed residential developments that tend to override democratically devised Local Area Plans (LAP) especially on density levels.

Greystones Area Planning Community welcomes this opportunity to input into the Wicklow County Development Plan 2021 – 2027 to try and ensure that planning of developments going forward is sustainable.

Our input is as follows;

## CHAPTER 10 Retail

We very much support CPO 10.14 in the County Development Plan as a means to plan for a healthier, built environment in our communities and especially around schools. The statistics regarding obesity and childhood obesity in Ireland are truly shocking. We are already in the midst of a crisis and unless significant action is taken now at both local and national level, it will only get worse.

We would propose that CPO 10. 14 is strengthened even further as recommended by No Fry Zone 4 Kids committee – amending the wording to include “24 hours a day, 7 days a week”. This is to ensure the objective is even more robust and adhered to as intended for future planning applications.

**CP 10.14** Conscious of the fact that planning has an important role to play in promoting and facilitating active and healthy living patterns for local communities, the following criteria will be taken into account in the assessment of development proposals for fast-food/takeaway outlets<sup>[1]</sup>, including those with a drive through facility:

- Exclude any new fast-food/takeaway outlet from being built or from operating within 400m of the gates or site boundary of schools or playgrounds **24 hours a day, 7 days a week**, excluding premises zoned town centre;
- Fast food outlets/takeaways with proposed drive through facilities will generally only be acceptable within Major Town Centres or District Centres and will be assessed on a case-by-case basis;

- Location of vents and other external services and their impact on adjoining amenities in terms of noise/smell/visual impact.

[<sup>1</sup>] For the purposes of RT17, "fast food/takeaway outlet" shall mean any outlet whose business will primarily be the sale of hot or otherwise prepared food that is high in fat, salt or sugar (such food being heated or prepared on the premises comprising of the outlet) for consumption on or off the premises comprising of the outlet.

The feedback and input in this submission is designed to improve / strengthen the Draft Wicklow County Development Plan 2021 – 2027 even further.

Yours Sincerely,  
Greystones Area Planning Committee.