

GAP (Greystones Area Planning) Community

Greystones Area Planning Community
30.08.21

Re: GAP Community Submission on Chapter 2 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 2 Overall Strategy

Placemaking

We recognise the importance of this concept as well as the difficulty in outlining concrete actions to enable it to be fully realised. The County Development Plan needs to set out objectives that are SMART - specific, measurable, achievable, realistic & timebound instead of being aspirational. To help with objective setting for Greystones and Delgany, we believe a social audit would be very useful considering the significant development that has occurred without accompanying investment in associated facilities.

This social audit should happen with engagement and input of all stakeholders particularly residents and not just developers.

2.1.1.1 United Nations Sustainable Development Goals (UNSDG)

All future developments should be assessed in line with the UNSDG. The most relevant for our county include:

[GOAL 3: Good Health and Well-being](#)

[GOAL 4: Quality Education](#)

[GOAL 7: Affordable and Clean Energy](#)

[GOAL 8: Decent Work and Economic Growth](#)

[GOAL 9: Industry, Innovation and Infrastructure](#)

[GOAL 10: Reduced Inequality](#)

[GOAL 11: Sustainable Cities and Communities](#)

[GOAL 12: Responsible Consumption and Production](#)

[GOAL 13: Climate Action](#)

[GOAL 14: Life Below Water](#)

[GOAL 15: Life on Land](#)

[GOAL 17: Partnerships to achieve the Goal](#)

2.1.1.2 Healthy Ireland and 2.1.1.3 National Physical Activity Plan

We believe that both Greystones and Delgany could benefit greatly in more open, publicly accessible green spaces. Delgany is lacking in this regard - there is no playground despite the growing population of young families. The village would also benefit from a public park and such a facility could also help to conserve habitat and biodiversity. Consideration should also be given to the creation of community gardens and provision of space for allotments.

Relevant National Policy Objectives relating to Healthy Placemaking

NPO 17

“Enhance, integrate and protect the special physical, social, economic and cultural value or built heritage assets through appropriate and sensitive use now and for future generations.”

The Carmelite site in Delgany should be supported by Wicklow County Council as a community centre. The RSES identifies guiding principles for the creation of healthy and attractive places. The Strategy acknowledges that ‘the creation of healthy and attractive places requires ongoing improvements to the physical and social infrastructure of our urban centres’.

Delgany is in the process of a Public Realm Consultation. We hope that the village can be prioritised and championed for future investment to realise any suggested improvements in the public realm.

R.P.O. 9.17

“To support local authorities in the development of regional scale Open Space and Recreational facilities particularly those close to large or growing population centres in the Region”.

This objective should be a focus area for both Greystones and Delgany – identification of and investment in further open space and recreational facilities. This is particularly relevant considering the significant increase in the number of people (thousands) who have moved into the areas over the last 5 years.

Climate Change RPO 3.5

“Identification of suitable employment and residential lands and suitable sites for infrastructure should be supported by a quality site selection process that addresses environmental concerns such as landscape, cultural heritage, ensuring the protection of water quality, flood risks and biodiversity as a minimum”.

This objective is extremely important and may require changes to zoning in the LAP. The Greystones/Delgany area has not been successful in attracting high quality employment. This means that it has become a commuter town and car dependent due to that lack of high quality public transport.

R.P.O 3.6: All planning applications should be assessed in terms of their carbon impact.

Wicklow County Council took the lead in terms of Climate Action Plan, and was the first county to declare a climate emergency, and should also be a leader in terms of the implementation and taking of concrete actions.

Sustainable Transport - While other areas have seen improvements in journey times and frequency of services, the journey time between Greystones and the city centre has increased and there has been a reduction in frequency of services.

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.