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Outlook

Bollorney North (SLO4) site submission to Wicklow to Greystones Greenway.

From [REDACTED]
Date Fri 2/13/2026 4:55 PM
To Wicklow Greenway <wicklowgreenway@wicklowcoco.ie>; Jed McDermott <JMcDermott@wicklowcoco.ie>
Cc [REDACTED]

4 attachments (6 MB)

2503.P03---Proposed Green Route-rev.pdf; 2503.P05---Proposed layout-rev-2.pdf; SURVEY 2005.DWG; WICKLOW4RailTracknoPort Rd.DWG;

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Dear Wicklow Greenway

Thank you for meeting today @ 1500hrs

I have attached;

- developers submission green-route x 3 section map
- developers lands proposed masterplan map
- WCC SLO4 Map & planning objectives
- survey's of developer lands

Note on developers submission maps (I gave you hard copies at our meeting)).

Section maps cover 3 options with 3 different walk way gradients on section

The purple line reflects the best solution as it comes in at grade to the Port Road access to the park and ride.

We agreed at the meeting that you will consider to marry both WCC LAP SLO4 (attached 8m greenway) & Wicklowgreenway 5m route through our lands as shown on attached map's in purple.

You mentioned your schedule

phase 2 public input now,

phase 3 is prelim-design & EP considerations,

phase 4 Statutory process - board permission

Voluntary land purchase, tender & build.

I mentioned our intention to submit

1. 2 < 3ha rezoning extra lands submission for residential / moving some amenity in accordance with WCC recent request for extra residential land will be filed on line this month.

At a meeting with forward planner - developers were advised to focus all departments best to request a Pre-planning meeting.

2. So we will follow up with a pre planning meeting to focus cross department minds, in which as per your suggestion I will request [redacted] attend, please pre-consider our submission pre-pre-planning meeting to progress matters.

3. I suggested at our meeting [redacted] advised best actioned at planning, I request that I note it in minutes for benefit of planning as follows:

Developers expect the above combining route will be acceptable as above, that developer will be conditioned to provide as in SLO4 matching with TII input and In which case developers reserve the right to off-set against contributions.

TBA during planning process.

4. Ditto Developers have an agreement with WCC on the port access road land take WCC agreement allowed off-set.

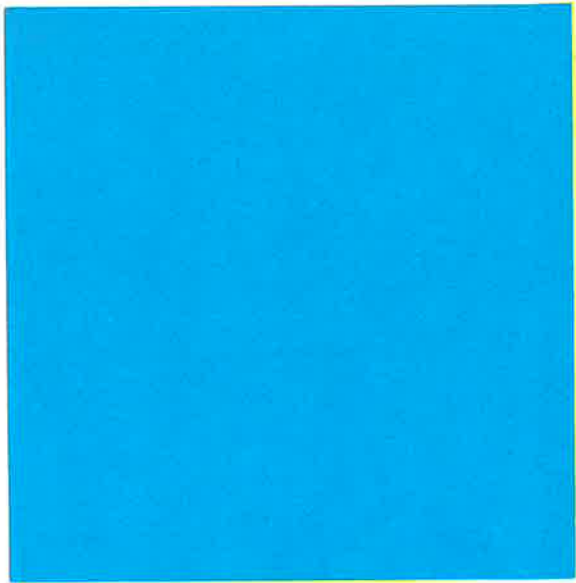
TBA during the planning process.

5. For the record developer stated at meeting he provided [redacted] with proposed unit numbers to assist [redacted] departments application for Part & Ride funding.

I hope to see you at the pre-planning meeting.

Kind Regards

[redacted]
[redacted]
[redacted]



On 26 Jan 2026, at 11:0

Morni

Ok see you then.

Please note with regard to

- (a) WCC call for residential sites and
- (b) Pre-planning request to focus all WCC relevant departments on this opportunity.

We are removing the proposed marina on all submission's that involve the "special conservation area" attached map.

Our proposed layout (less marina) is flexible regarding what I understand as the objectives of the green way, is in keeping with SLO4.

I look forward to meeting you.

Kind Regards

[Redacted]

<Screenshot 2018-10-19 14.03.27.png>

On 26 Jan 2026, at 10:22 [Redacted]

Dea: [Redacted]

I suggest a meeting at county buildings on Friday 13th Feb 2026 at 3pm.

Kind regards

[Redacted]

From: [Redacted]
Sent: Tuesday 13 January 2026 14:03
To: Wicklow Greenway <wicklowgreenway@wicklowcoco.ie>
Cc: D. [Redacted]

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Dear [REDACTED]

I represent the owner [REDACTED]
[REDACTED] owning the attached folios

WCC LAP SLO4 asked we try work together

Our lands adjoining [REDACTED] lands,
you will note below. [REDACTED] forward her request for a
meeting with a suggestion that we meet WCC
Greenway together.

While I personally feel the 8m route will be best route
is on the cost with could also make the rail route
more robust to eastern sea board, we have designed
a route flexible approach through our proposed
development.

In this regard I can attached a draft proposal of
rezoning Healy's lands along with our own zoned
lands incorporating the flexibility of an 8m green way
route through the proposed scheme.

I would be obliged if you can also invite us to the
meeting to discuss way forward.

Kind Regards

[Redacted]

[Redacted]

[Redacted]

[Redacted]

On 13 Jan 2026, at 11:29

[Redacted]

— Forwarded message —

From:

[Redacted]

[Redacted]

Sent: Tuesday 13 January 2026 at 11:26:53 GMT

Subject: Fw: Wicklow to Greystones Greenway

— Forwarded message —

From:

[Redacted]

[Redacted]

Sent: Tuesday 13 January 2026 at 10:55:17 GMT

Subject: Fw: Wicklow to Greystones Greenway

— Forwarded message —

From: D [redacted]

To: [redacted]

Sent: Monday 12 January 2026 at 15:45:04 GMT

Subject: Wicklow to Greystones Greenway

Attending [redacted]

Further to your two letters and attached maps dated 5th January 2026, it is unclear to me your intentions as regard the emerging preferred route option for the above. I am seeking a meeting with you asap as its in your interest this is clarified and get it right before you

advance.

Please feel free to call me to arrange and time suitable to us both



<image001.jpg>

<image002.png>

<image003.png>

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Is é ábairt an duine/na ndaoine chug a bhfuil sí seolta agus sin amháin atá in léachtaireacht seo. D'fhéadfaid go bhfuil faisnéis faoi phribháil nó faoi rún de réir breif an dlí is infheisthme i bh. Tá tuair iú an nionphost seo de bharr barráide leigh i oleagmháid leis an seatór ctoim luath agus is feidir le do thoil. Ní gá guro ionann na dearcas a léir lear sa nionphost seo agus dearcas Comhairle Contae Chill Mhantain. Tá aon ordán seiceatale ag scairor vint agus deiráinn se go bhfuil siad glan. B'fáilte go ndéanfadh tusa scanair ar gach teachtraeacht chomh mairn le do thoil mar ní ghlacann an Chomhairle díleánas ar bith i leith eisiú na dámaiste do do chuid córas.

Proposed Material Amendment No.22

Amend text and map SLO4 - Bollarney North as follows:

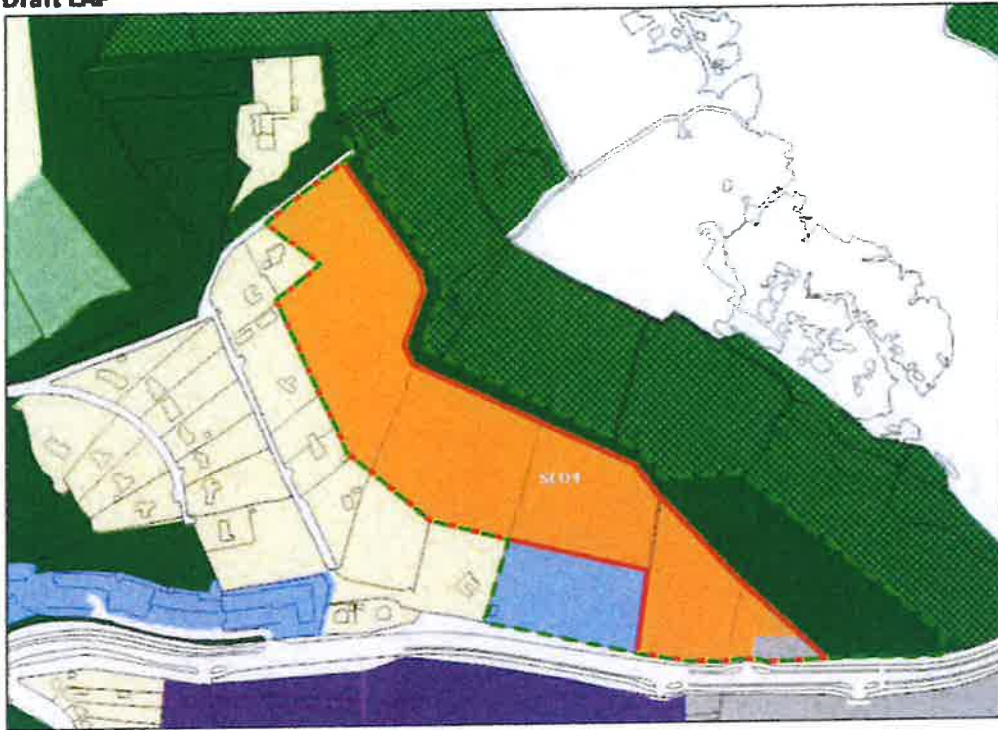
Amend SLO4 text as follows:

This SLO is located in the townland of Bollarney North. The SLO comprises New Residential (RN – Priority 2), Open Space (OS1), Public Utility (PU) and Community/ Education (CE). Any development proposal shall comply with the County Development Plan, this Local Area Plan and the following:

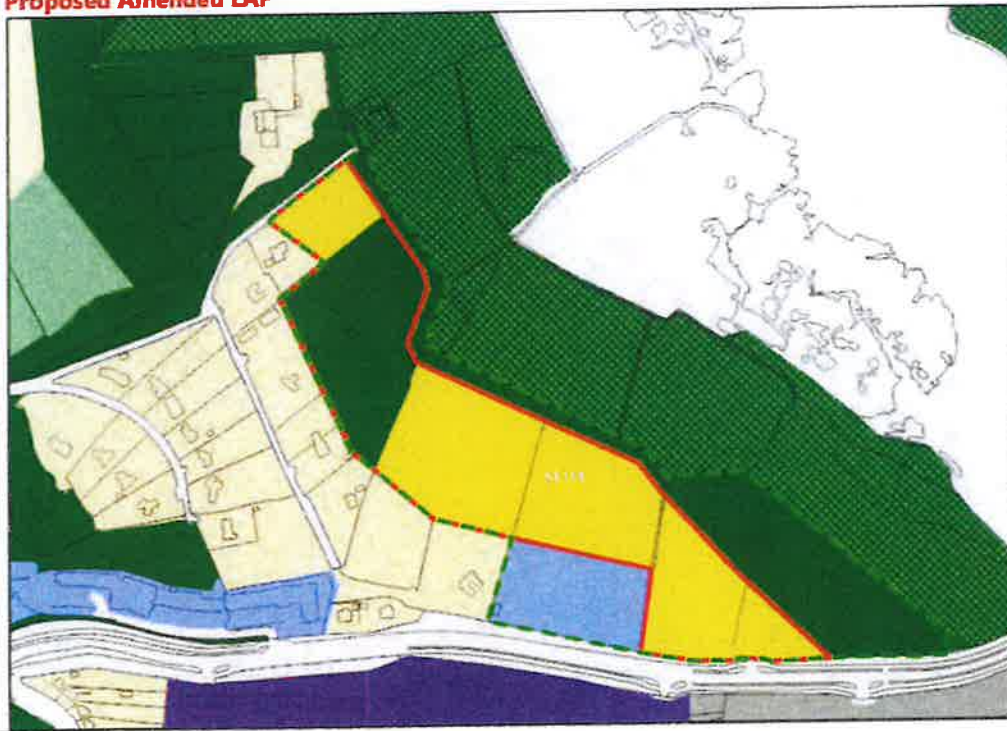
- ~~To provide a new car park with access onto the Port Access Road for a minimum of 50 cars, with cycle parking facilities on lands zoned PU.~~
- A minimum of 1.2ha on lands zoned CE shall be provided for community uses. Generally, this shall comprise a community / sports/ recreation type development of the highest architectural quality and layout. No more than 30% of the residential lands may be developed in advance of the CE zoned lands being developed and devoted to the use of the general public and not reserved for a single club or activity, in a format and with such facilities to be determined following consultation with the Directorate of the Council responsible for sports and recreation and agreement with the Planning Authority.
- The design and height of any development shall pay particular regard to the height of immediately adjoining (mostly 1 - 2-storey) residences and the visual impact of the proposed development on the Murrough Wetlands / coastline.
- To provide a linear green route for walking and cycling, with a minimum width of 8 metres, on the lands zoned OS1 with pedestrian / cycling access onto the Port Access Road. This route should connect to the residential development in Tinakilly Park, providing a pedestrian/cycling connection to the train station from Tinakilly (indicative route shown with purple arrow.)
- To provide a recreational open space park on the lands zoned OS1, to the east (lands closet to the Murrough Bridge) of a minimum of 2 hectares contiguous to the linear green route.
- The overall site layout design shall locate the main public open space element/s of the residential development adjoining the OS1 green route/park (on the lands closed to the Murrough).
- *All proposed projects within zoning area SLO4 – Bollarney North shall have full regard to the Habitats Directive (with particular regard for the Murrough SPA and the Murrough Wetlands SAC), including being subject to AA that identifies and addresses any likely significant effects. In doing so, proposed projects and associated AAs in this area shall, as relevant: be informed by appropriately targeted ecological surveys of the Qualifying Interests of the SAC and SPA; and give due consideration to any requirement for project level mitigation, including additional visitor management plans.*

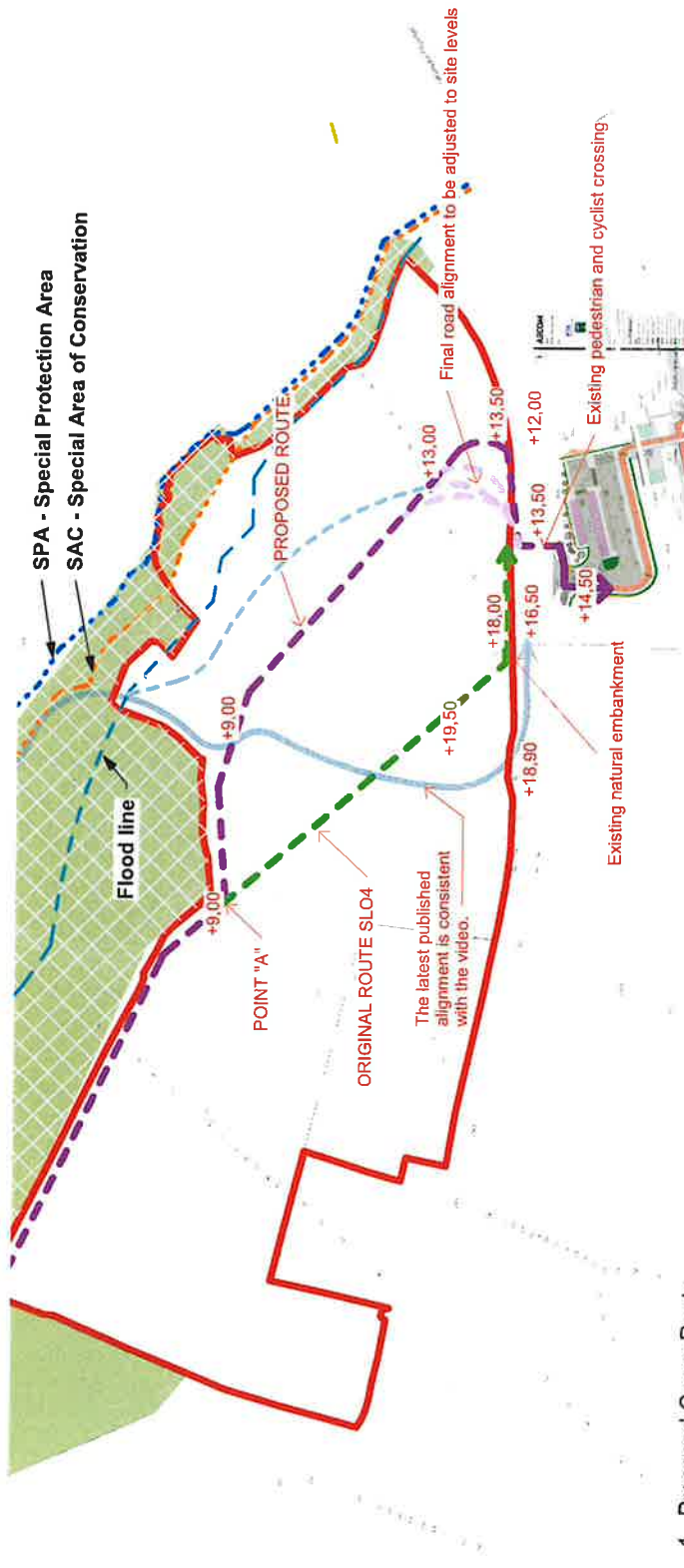
Amend SLO4 zoning map as follows:

Draft LAP

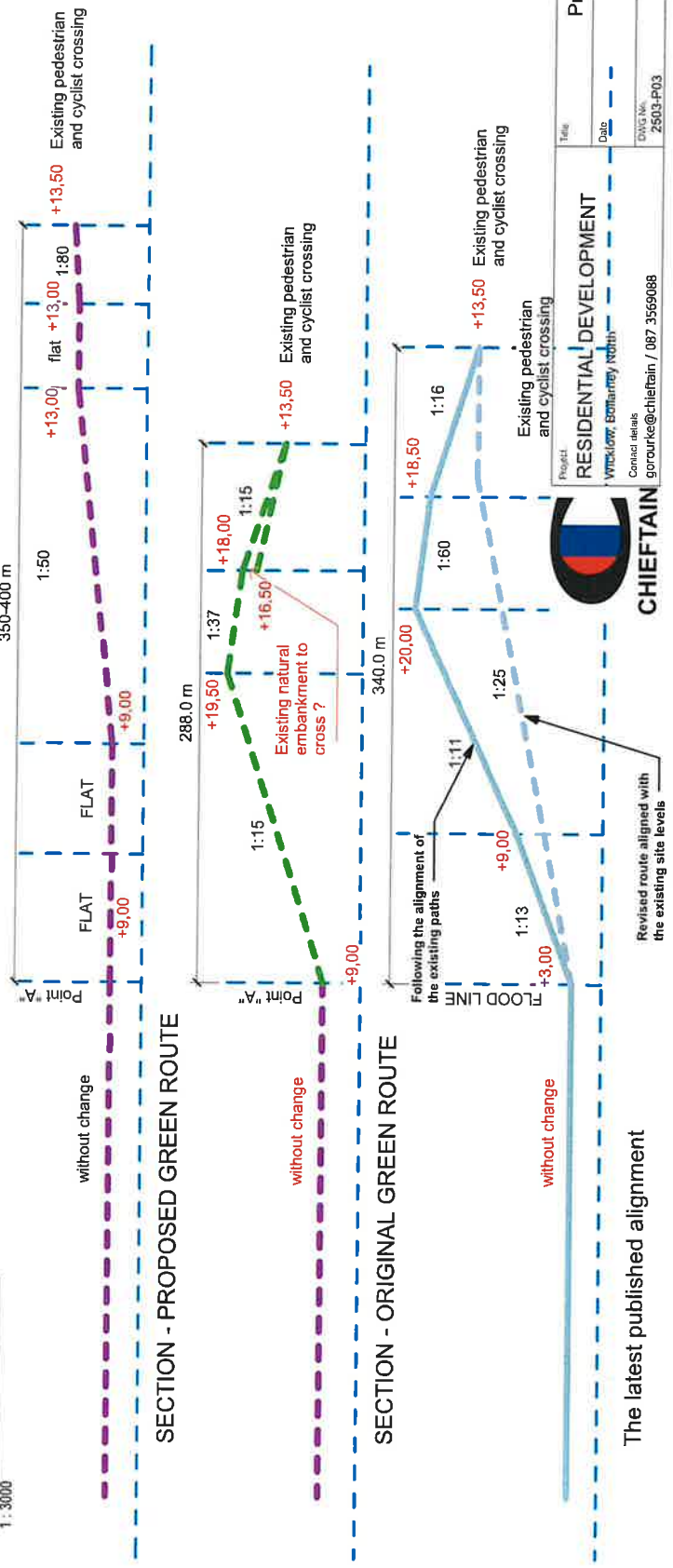


Proposed Amended LAP





1. Proposed Green Route
1:3000



The latest published alignment

CHIEFTAIN

Project: RESIDENTIAL DEVELOPMENT
Vrúta/Low, Bonaarney, North

Contact details: gourke@chieftain / 087 3569088

Title: Proposed Green Route
Date:
Scale: As indicated
Revision: 2503-P03

Unit Schedule - TOTAL

Type	Block	Block Count	1-bed	2-bed	3-bed	4-bed	Unk TOTAL	%
Townhouse	HT 2	72	0	72	0	0	72	100%
GF apt-DUPLEX	HT5	60	60	0	0	0	120	17%
Apartment Block	4-storey 31-32 units	8	120	112	16	0	248	35%
Apartment Block	5-storey - 39-40 units	6	114	108	12	0	234	33%
4 bed house	HT4	8	0	0	0	8	8	1%
3 bed house	HT 3	28	0	0	28	0	28	4%
Grand total		162	294	292	116	8	710	100%
								41% 41% 16% 1%



The proposed houses do not face the existing development.

Duplexes with no windows overlooking neighbouring properties.

The proposed houses do not face the existing development

Individual blocks to be resolved at a later stage; they can be further subdivided into additional housing types, including corner units

1. Proposed zoning

1:2500



CHIEFTAIN
 Project: RESIDENTIAL DEVELOPMENT
 Wicklow, Ballymore North
 Contact: gcorourke@chieftain / 087 3569088

Title:	Proposed layout
Date:	2024
DWG No.:	2503-PO5
Revision:	As indicated