



Wicklow County Council,
Planning Section,
County Buildings,
Station Road,
Wicklow Town,
County Wicklow.

8 October 2026

RE: Éire Og Greystones GAA, Camogie and Ladies Football Club ("Éire Og"), Burnaby Mill West, Greystones Variation 7 Zoning Submission

A chairde,

We enclose the above-mentioned zoning submission on behalf of Éire Og Greystones GAA, Camogie and Ladies Football Club.

It is noted that the proposed SLO 13, as set out under *Part 1: Proposed Variation to Settlement Plans and Zoning Maps*, provides for approximately 1.4 ha of land zoned Community & Education, together with approximately 3.2 ha zoned for New Residential development.

Having regard to the site's location near Greystones town centre, it's existing level of connectivity and access to established services and infrastructure, it is considered that the entirety of the lands would be appropriate for residential development. Accordingly, it is requested that consideration be given to removing the proposed Community & Education zoning and zoning the full extent of the lands (4.6Ha.) for New Residential development. This would provide much needed housing near the town centre and DART line etc.

It is understood that the proposed Community & Education zoning may, in part, reflect the existing temporary school facility on the site. However, the school has remained vacant since the beginning of 2026 and, to the applicant's knowledge, there are currently no proposals for the facility to return to use. Furthermore, the Community & Education uses envisaged as part of SLO 13 can be accommodated elsewhere within Greystones. The proposed RN1 zoning for the full Éire Og site can accommodate appropriate playground facilities etc. to cater for the potential future residential development on site.

The rezoning of the 1.4 ha Community & Education lands to New Residential would allow the entirety of this strategically located and serviced site to be utilised for housing, while also providing greater potential to support the delivery of enhanced community and sporting facilities at an appropriate alternative location.

The existing community sporting facilities are no longer considered sufficient to meet the needs of the club or the anticipated level of growth over the coming 10–15 years. The club currently provides for 1,500 playing members and has outgrown its existing location and facilities to the extent that the club is actively considering limiting new membership numbers. It requires relocation to a larger, modern facility capable of providing high-quality, fit-for-purpose and sustainable sporting infrastructure for the future. It is important to note that no move to an alternate location can be done without a turnkey ready facility being put in place including clubhouse, parking, and at least four pitches having been seeded at least 12 months prior to the move. The identification of an alternative location provides an opportunity for the club to relocate and deliver significantly enhanced, state-of-the-art facilities which can better serve the existing and future community.

To that end, we are actively working with a reputable developer who has the required land and capacity to deliver a facility in the Greystones environs that the club desperately requires.

Given the site's proximity to Greystones town centre, established services and infrastructure, together with the significant demand for additional housing within the area, it is considered that a residential zoning across the entirety of SLO 13 would represent a sustainable and efficient use of the lands. It would facilitate the delivery of additional housing on a well-located and serviced site, while enabling the existing community sporting provision to be relocated and substantially upgraded & enhanced.

Please note that the provision of the Pedestrian & Cycle Improvement Scheme proposed to the Western boundary of the site has already been agreed between Wicklow County Council and Eire Og.

We trust that the above is in order and look forward to hearing from you in due course.

Is mise le meas

A handwritten signature in blue ink, appearing to be 'L. Howard', written in a cursive style.

Larry Howard
Cathaoirleach

For and on behalf of Eire Og Greystones GAA, Camogie and Ladies Football Club