

File With _____

**LARGE RESIDENTIAL
DEVELOPMENT
CORRESPONDENCE FORM**

Appeal No: ABP 322476-25Please treat correspondence received on 30/6/25 as follows:

1. Update database with new agent for Applicant/Appellant _____

2. Acknowledge with LRD 233. Keep copy of Board's Letter ☐

1. RETURN TO SENDER with LRD _____

2. Keep Envelope: ☐3. Keep Copy of Board's letter ☐**Amendments/Comments**L. Armstrong respond to bp 70 by email.**4. Attach to file**(a) SHD/LRD Unit ☐ (b) Inspector ☐RETURN TO EO ☒CatherinePlans Date Stamped ☐Date Stamped Filled in ☐EO: Ronan NgauAA: hooisefoleyDate: 3/7/25Date: 04/07/25

Daniel O'Connor

From: Bernadette Crombie <bcrombie@icloud.com>
Sent: Monday 30 June 2025 16:34
To: appeals@pleanala.ie.
Cc: Bord
Subject: Your Case Number : ABP-322476-25
Attachments: Supplemental Ltr of Appeal to An Coimisiun Pleanala 30.06.2025.doc

Caution: This is an External Email and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Dear Sirs,

Please see the attached Supplemental Appeal on behalf of Leslie Armstrong. I would be obliged if you could acknowledge receipt please.

Thank you

Bernadette Crombie

**34, Main Street
Rathdrum
Co. Wicklow**

**An Coimisiun Pleanala
Previously An Bord Pleanala,
64 Marlborough Street,
Dublin 1
D01V902**

By email only to appeals@pleanala.ie

Monday 30 June 25

Your Case Number : ABP-322476-25

Planning Authority Reference Number: 2360219

LARGE SCALE RESIDENTIAL DEVELOPMENT - Construction of 220 houses and 132 Apartments; provision of new section of the Rathnew Inner Relief Road; associated vehicular and pedestrian access, carriageways, paths and junctions; provision of new vehicular entrance and gate along eastern portion of Tinakelly Avenue and all associated site development works. The planning application is accompanied by a Environmental Impact Assessment Report and Natura Impact Statement. The site of c.16.8ha at Tinakilly, Rathnew, Co. Wicklow.

I, Leslie Armstrong acknowledge receipt of letter from An Bord Pleanala dated the 13th inst. and respond as follows:-

1. This observation is supplemental to my letter of Appeal dated the 29th February 2024 to An Bord Pleanala and does not negate the legitimate concerns that I raised in my appeal.
2. Brock McClure Planning and Development Consultants for Keldrum Ltd. in their letter dated the 13th June 2025 refer to the Wicklow Town – Rathnew Local Area Plan 2025 – 2031 and state that a portion of their client's lands that were zoned Passive Open Space when they lodged their application for planning permission with Wicklow County Council under Planning Authority Reference Number 2360219 have subsequently been zoned for residential development RN1 within the LAP. They request that these newly zoned RN1 lands be omitted from the current development proposal to allow for this area of the site to be redesignated as part of a subsequent planning application to fully comply with the RN1 zoning objective.
3. JBA Consulting in their Flood Risk Assessment dated August 2023 submitted to Wicklow County Council state that the applicant proposes to use Sustainable Urban Drainage Systems (SUDS), Settlement ponds and Attenuation tanks to store surface water from proposed hard surfaces in Catchment areas A – E of the proposed development and they state that the surface water from Catchment areas B and D will be released from two Attenuation Tanks in a controlled fashion into the Broomhall watercourse/Rosanna Lower Stream. Settlement ponds and Attenuation Tanks are located on the lands zoned RN1 and neither Brock McClure Planning and Development Consultants or JBA Consulting has provided an alternative location for these Settlement ponds and Tanks. Accordingly in the absence of proof of compliance with SUDS these lands albeit now zoned RN1 cannot be omitted from the current development proposal.

Leslie Armstrong

Leslie Armstrong

