

Planning and Development (Housing) and Residential Tenancies Act 2016

Planning and Development (Strategic Housing Development) Regulations 2017

**Notice of Strategic Housing Development
Application to An Bord Pleanála**

Cairn Homes Properties Limited intend to apply to An Bord Pleanála for planning permission for a strategic housing development at this site which is bounded by the Kilcoole Road (R761) to the east and Priory Road to the west, Eden Gate and Glenbrook Park to the south, within the townlands of Farrankelly & Killincarrig, Delgany, Greystones, Co. Wicklow.

The development will consist of the construction of a residential development of 426 no. dwellings, a creche (c. 599 sq. m), residential amenity building (c. 325 sq. m), active open space of 4.5 hectares, greenway of c. 2.4 hectares as follows:

A) 245 no. houses comprising; 148 no. 3 bedroom houses, 93 no. 4 bedroom houses, and 4 no. 5 bedroom houses [houses are provided with two car parking spaces and solar panels] – House Type E, 3 storey to front – 2 storey to rear; House Types G1,G2,G3, and H dormer house types, all other house types 2 storey;

B) 93 no. apartments with balconies in 3 no. 4 storey apartment buildings (Blocks 1 and 2 over part basement/podium) comprising 36 no. 1 bedroom apartments, 53 no. 2 bedroom apartments and 4 no. 3 bedroom apartments;

C) 44 no. 2 bedroom duplex apartments and 44 no. 3 bedroom duplex apartments in 11 no. 3 storey duplex buildings;

D) Provision of a 2 storey split level residential amenity building of c. 325 sq. m (3 no. car parking spaces and 12 no. bicycle spaces). Temporary use of the residential amenity building as a marketing suite for a period of 3 years.

E) Provision of a 2 storey creche of c. 599 sq. m (10 no. car parking & 12 no. cycle spaces), 1 no. ESB substation (beside creche) and ESB kiosks, associated single storey bicycle storage and refuse storage buildings.

F) Active Open Space of c. 4.5 hectares comprising: 1 no. playing pitch, 1 no. multi-purpose pitch (with all weather surface), tennis courts, children's play area, trim trail and parking (30 no. car parking spaces & 20 no. bicycle spaces),

G) Approximately 4.2 hectares of open space comprising; a pedestrian and cycle route or 'greenway' (and associated paths, stream crossing and lighting) at the "Three Trouts" stream (c. 2.4 hectares); c. 1.8 hectares of open space within the development (including playground areas); all ancillary landscape works with public lighting, planting and boundary treatments including regrading/re-profiling of site where required as well as provision of cycle paths.

H) Access to the subject site will be from a new priority junction (including upgraded frontage), located on the Kilcoole Road (R761). The proposal includes for the construction of a vehicular/pedestrian access from Priory Road as well as 3 no. independent vehicular access points from Priory Road to serve 9 no. dwellings, construction of cyclist and pedestrian link to boundary of Eden Gate development located to the south, 762 no. car parking spaces and 225 no. cycle spaces.

I) Surface water and underground attenuation systems as well as all ancillary site development works (reprofiling of site as required) as well as to drainage services (including underground pumping station), all on a site of c. 21.2 hectares.

J) Temporary marketing signage for a period of 3 years (located beside Priory Road and Kilcoole Road).

K) All associated site development and landscape works.

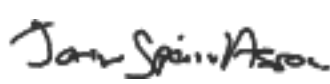
The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan (Wicklow County Development Plan 2016 – 2022) and Local Area Plan (Greystones-Delgany and Kilcoole Local Area Plan 2013-2019).

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land. An Environmental Impact Assessment Report has been prepared in respect of the proposed development. The application together with the Environmental Impact Assessment Report may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Wicklow County Council. The application may also be inspected online at the following website set up by the applicant: www.farrankellyshdplanning.com.

Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

Signed: 

John Spain (Agent for the applicant, John Spain Associates, 39 Fitzwilliam Place, Dublin 2

Date of erection of site notice 19th September 2019