



Comhairle Contae Chill Mhantáin
Wicklow County Council

Forbairt Pleanála agus Comhshaol
Planning Development and Environment

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John Spain Associates,
Planning & Development Consultants,
39 Fitzwilliam Place,
Dublin 2.

2nd April 2019

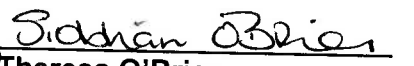
Re: Action Area Plan for AP6 Lands, Farrankelly,
Greystones, Co. Wicklow

Dear Sir,

I refer to the Action Area Plan for AP6 Lands, Farrankelly, Greystones and wish to inform you that the Action Plan has been approved by Wicklow County Council in accordance with the revised submission received from yourself on 13th December 2018. The agreed Action Plan is available for inspection at the Planning Counter at Wicklow County Council, County Buildings, Wicklow. I attach a copy herewith.

Planning applications may be submitted in relation to this area. Any application must take cognizance of this Action Plan and also all relevant development control standard policies within the County Development Plan 2016-2022 and the Greystones-Deigany and Kilcoole Local Area Plan 2013-2019.

Yours Sincerely,


PP Theresa O'Brien,
Senior Executive Officer
Planning, Development and Environment.

Tá an doiciméad seo ar fáil i bhformáidí eile ar iarratas
This document is available in alternative formats on request.

Ba chóir gach comhfhreagras a sheoladh chuig an Stiúrthóir Seirbhíse, Forbairt Pleanála agus Comhshaol.
All correspondence should be addressed to the Director of Services, Planning Development & Environment.



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AP6 FARRANKELLY ACTION PLAN APPROVAL

1.1 Introduction

This approval refers to Action Area Plan for AP6 lands at Farrankelly, Greystones, Co. Wicklow. This Action Area Plan is based on documents submitted by John Spain Associates on behalf of Cairn Homes Properties, Clare and Grattan Evans and Rodney Evans on the 13th December 2018, in accordance with the Guidelines of the Planning Authority.

This Action Area Plan is required as part of a stated objective of the Greystones-Kilcoole Local Area Plan 2013-2019.

Any planning applications on the lands shall take cognisance of this Action Plan and all relevant development management standards, policies and objectives in the Wicklow County Development Plan 2016-22 and the Greystones-Delgany and Kilcoole LAP 2013-2019, and any subsequent plans, as applicable.

1.2 Zonings

The area included in the Action Area measures c.24ha in size. The lands shall be developed for a mix of uses including residential and active open space 4.5ha, and greenway route. This is shown on Map No. 4 submitted on the 13th December 2018.

1.3 Phasing

The development of these lands shall be carried out in 4 phases as shown on Map No. 7 – Phasing received on the 13th December 2018. The phasing shall accord with the following :

- The R07 link road from the R761 to Priory Road shall be fully constructed in Phase 1.
- Prior to occupation of any dwellings in Phase 2, the R07 link road from the R761 to Priory Road shall be fully open to traffic unless otherwise agreed in writing with the planning authority.
- The pedestrian / cycle link to Eden Gate residential development shall be fully constructed in Phase 1.
- Prior to occupation of any dwellings in Phase 2, the pedestrian / cycle link to Eden Gate residential development shall be fully open unless otherwise agreed in writing with the planning authority.
- Prior to commencement of Phase 2, the Active Open Space shall be at least 50% completed, as agreed in writing with the planning authority.
- Prior to commencement of Phase 3, the Active Open Space shall be completed and open for use unless otherwise agreed in writing with the planning authority.
- The Three Trouts River Walk shall be completed and open for use prior to the commencement of Phase 2.
- The development of the lands shall take place in phases as set out on Map No.7 and in accordance with the phasing items 1 -7 above. No subsequent phase shall be commenced until the previous phase has been substantially completed to the written agreement of the planning

authority. Modifications to the phasing can be permitted via the planning application process where such modifications are fully supported / justified and are in accordance with the principles of sustainable development.

1.4 Access

Access to the lands shall generally accord with Map No. 5 received on the 13th December 2018, and in accordance with the requirements of the Road Authority.

1.5 Water and Drainage Services

Water and wastewater services shall be in accordance with the requirements of Irish Water. Stormwater drainage services shall be in accordance with the requirements of Wicklow County Council.

1.6 Disclaimer:

The agreement to this Action Area by Wicklow County Council in its role as Planning Authority does not commit it to the provision of services.

The Planning Authority does not take responsibility for the accuracy of the documents submitted as part of the Action Area.

The Planning Authority reserves the right to agree modifications to the Action Area Plan, where appropriate, in the interests of proper planning and sustainable development.

Stel Bonar ^{3/15/19}
14/13/2019.

Approval as per above recommended

Silvia
20/12/19

MANAGER'S ORDER NUMBER **CE 97/2019**

SUBJECT: Action Area Plan for Action AP6 Lands, Farrankelly, Greystones

Consideration:

Agreed Action Plan Recommendation endorsed by Edel Bermingham SEP, and further endorsed by Mr. Sean Quirke, Director of Services, Planning, Development and Environment. This recommendation refers to documents submitted by John Spain and Associates on behalf of Cairn Homes Properties, Claire and Grattan Evans and Rodney Evans, on the 13th December 2018.

These documents contain the details for

- Zoning
- Phasing
- Access
- Water Services
- Heritage
- Green Routes

These documents shall be regarded as an Action Area Plan for AP6 of the Greystones - Kilcoole Local Area Plan 2013-2019. The schedule of relevant documents for the Action Area Plan are:-

Wicklow County Council Action Plan Approval Report of the 13th of March 2019, completed and signed by Edel Bermingham, Senior Executive Planner and Mr. Sean Quirke, Director of Services, Planning, Development & Environment.

Memo of 5th March 2019, titled Action Area Plan for AP6 Lands, Farrankelly, Greystones, completed and signed by Aisling MacNamara, Executive Planner, endorsed by Mr. Fergal Keogh, Senior Engineer

Letter received on the 13th December 2018 from John Spain Associates, titled, Action Plan 6 for Lands at Farrankelly, Greystones, Co. Wicklow.

Letter of consent from Mr. Rodney Evans dated 8th October 2018

Letter of consent from Claire and Grattan Evans dated 8th October 2018

Draft Action Plan AP6, Lands at Farrankelly, Greystones, Co. Wicklow date stamped 13th December 2018 from John Spain Associates.

Map No. 1: Dated 12th December 2018, Titled Proposed AP6 Update - Development Plan – Land Use Objectives

Map No. 2: Dated 12th December 2018, Titled Proposed AP6 Update - Detailed Survey

Map No. 3: Dated 12th December 2018, Titled Proposed AP6 Update - Land Ownership

Map No. 4: Dated 12th December 2018, Titled Proposed AP6 Update - Site Strategy Map

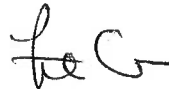
Map No. 5: Dated 12th December 2018, Titled Proposed AP6 Update - Roads

Map No. 6: Dated 12th December 2018, Titled Proposed AP6 Update – Service Connections

Map No. 7: Dated 12th December 2018, Titled Proposed AP6 Update – Phasing (Indicative Only)

ORDER:

I hereby order that Wicklow County Council accept the documentation as the Action Area Plan for subject lands, designated as AP6 in the Greystones-Kilcoole Local Area Plan 2013-2019 subject to the recommended amendments to allow this area to be developed in a comprehensive phased and integrated basis. I hereby order that any Planning Application within AP6 must take cognizance of this Action Plan and also all relevant development control standard policies within the County Development Plan 2016 -2022 and the Greystones-Delgany and Kilcoole Local Area Plan 2013-2019 as applicable.

Signed: 

**CHIEF EXECUTIVE
WICKLOW COUNTY COUNCIL**

Date: 27/3/19

M.O. Number CE 97/2019