

Our Ref: 2083 - Coolagad
ABP Ref: ABP-308945-20
PA Reg.Ref: SHD-20/139

The Secretary
An Bord Pleanála,
64 Marlborough Street,
Dublin 1

5th April 2022

Re: Strategic Housing Development Application at Coolagad, Greystones, Co. Wicklow

Dear Secretary,

We, **MacCabe Durney Barnes Ltd**, have been asked by Cairn Homes Properties Ltd to submit this planning application for a Strategic Housing Development at Coolagad, Greystones, Co. Wicklow, pursuant to the Planning and Development (Housing) and Residential Tenancies Act, 2016, as amended, to An Bord Pleanála.

In summary, the proposed development consists of 586 residential units (351 houses; 203 apartments and 32 duplex units) at a site c. 26.03 ha at Coolagad, Greystones. The development will also include the provision of a community building, a creche, a sport field and a MUGA. A proposed new vehicular entrance with signalised junction from the R761 Rathdown Road to the north of Gate Lodge, Rathdown Road opposite Sea View and Redford Cemetery, providing a distributor road as part of the long-term objective to provide a northern access route from Greystones to the N11 is also proposed. The development also includes site development infrastructure, a hierarchy of internal streets including bridges, cycle paths & footpaths; new watermain connection and foul and surface water drainage; the development also provides for the upgrading of the public sewer within the wayleave of the R761/R762 (Rathdown Road) from the site entrance as far as the R762 in front of St. Kevin's National School, Rathdown Road, Greystones.

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared and accompany this application.

The application may also be inspected online at the following website set up by the applicant:
www.coolagadshd.com.

We enclose a schedule of the submitted documentation. Three digital copies and two hard copies accompany this application. Please note that the cad boundary file is on the digital copy but not on the website.

This application has been prepared on the basis that An Bord Pleanála would assess and determine the application within 16 weeks of the application being made in accordance with section 7(2)(b)(ii) of the Planning and Development (Residential Tenancies) Act 2016. This period is covered by the Wicklow County Development Plan 2016-2022 which will remain into effect until the Wicklow County Development Plan 2022-2028 which should come into effect on the 5th September 2022.

The applicants kindly request that the Board assesses this application as a priority as it reflects the provisions of the current plan.

Yours Faithfully



JERRY BARNES
MACCABE DURNEY BARNES

Encl.