

20 Fitzwilliam Place t: + 353 1 6762594
Dublin 2 f: + 353 1 6762310
D02 YV58 e: planning@mdb.ie
w: www.mdb.ie

MACCABE DURNEY BARNES

PLANNING | ENVIRONMENT | ECONOMICS

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

Director of Services
Planning, Development and Environment Department
Wicklow County Council
Whitegates
Wicklow Town
Co. Wicklow

5th April 2022

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

Dear Director,

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.

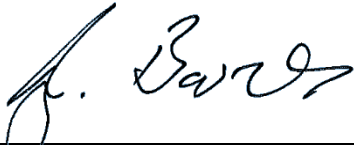
In summary, the proposed development consists of 586 residential units (351 houses; 203 apartments and 32 duplex units) at a site c. 26.03 ha at Coolagad, Greystones. The development will also include the provision of a community building, a creche, a sport field and a MUGA. A proposed new vehicular 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 six hard copies accompany this application. Please note that the cad boundary file is on the digital copy but not on the website.

Yours Faithfully

A handwritten signature in black ink, appearing to read "J. Barnes", written over a horizontal line.

JERRY BARNES
MACCABE DURNEY BARNES

Encl.