

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**

We, Cairn Homes Properties Ltd, intend to apply to An Bord Pleanála for permission for a 7 year planning permission for a strategic housing development at this site of c.26.03ha at 'Coolagad', Greystones, Co. Wicklow . The application site is generally located to the west of the R761 Rathdown Road, north of Gate Lodge; north and west of Coolagad House, Temple Carrig School, Gaelscoil na gCloch Liath and Greystones Educate Together National School. The lands are bounded by Waverly Avenue and Seagreen Park residential areas to the east. Templecarrig Lower is located to the north of the lands and Kindlestown Upper to the west.

The development will consist of:

- 586 residential units including:
 - 351 two storey houses (207 no. 3 bed, 140 no. 4 bed, 4 no. 5 bed) comprising detached, semi-detached and terraced units
 - 203 no. apartments (65 no. 1 bed, 123 no. 2 bed, 15 no. 3 bed) provided within 6 no. blocks ranging from three to four-storey (over basement) with residential amenity facilities .
 - 32 no. duplex units within 2 no. three-storey blocks (16 no. 2 bed and 16 no. 3 bed units)
- c. 5,192 sqm of communal open space is provided to serve the proposed apartment/duplex units;
- Community building (single storey) of 392 sq.m. with 29 car parking spaces, including changing rooms and a multipurpose room.
- Creche building of 734 sq.m. with 21 car parking spaces
- A new vehicular entrance, with signalised junction and pedestrian crossings, will be provided off the R761 (Rathdown Road). The new junction will be linked to the existing signalised junction at Blacklion Manor Road / Redford Park which has a planned upgrade by Wicklow County Council. Cycle lanes will be provided along this section of the R761 on both sides. A footpath will also be provided on its western side. Car parking will be provided to the east of the R761, in the front of Redford Cemetery.
- The new access will provide a distributor road as part of the long-term objective to provide a northern access route from Greystones to the N11.
- Car and bicycle parking spaces are provided as follows:
 - 702 on curtilage car parking spaces for the houses; 206 car parking spaces at basement level and 5 at surface level for the apartments; and 32 spaces for the duplex units and 10 visitor spaces at surface level;
 - 22 motorbike parking spaces;
 - 436 resident and 118 visitor bicycle parking spaces are proposed in a mix of basement and surface levels for the apartment blocks and duplex units; 12 bicycle spaces are proposed for the creche, 12 for the community centre and 10 at the sport field.
- 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 construction of a new public foul sewer along the R761/R762 from the site entrance as far as the R762 in front of St. Kevin's National School, Rathdown Road, Greystones.
- c.10.43ha open space to include a sport field, a MUGA, private, communal and public open spaces incorporating an existing stream, formal and informal play areas, and new boundary treatments.
- ESB substations/switchrooms, lighting, site drainage works and all ancillary site development works above and below ground.

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 and a Natura Impact Statement have been prepared in respect of the proposed development

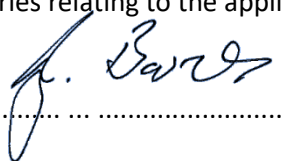
The application, together with the Environmental Impact Assessment Report and the Natura Impact Statement, may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Wicklow County Council. The application may also be inspected online at the following website set up by the applicant: www.coolagadshd.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 or online at www.pleanala.ie, 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: 

Date of erection of site notice: 4th April 2022