



COMHAIRLE CONTAE CHILL Mhantáin Wicklow County Council

Forbairt Pleanála agus Comhshaol Planning Development and Environment

Áras An Chontae / County Buildings
Cill Mhantáin / Wicklow
Guthán / Tel: (0404) 20148
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PRR No: 23/60219

04/09/2023

Keldrum Limited
C/O Brock McClure Brock McClure
63 York Road
Dun Laoghaire
Co. Dublin
A96 T0H4

Re: Planning and Development Acts 2000 (As Amended)
Planning Register Reference No: 23/60219

A Chara,

It is desired to acknowledge receipt of your application for PERMISSION for LARGE SCALE RESIDENTIAL DEVELOPMENT - (a) Construction of 352 no. residential units (b) The proposed development will connect to the Tinakilly Park residential development and Rathnew Village via a new section of the Rathnew Inner Relief Road. The proposed road will join the constructed/under construction elements permitted under WCC Ref. 17/219/ ABP Ref. PL27.301261 and amended under WCC Ref. 22/837 to the south with a section of the link road to the northwest of the site at the R761 roundabout in Rathnew granted under WCC Ref. 21/1333. This includes all associated vehicular and pedestrian access, carriageways, paths and junctions. (c) No proposed works to Tinakilly Country House Hotel (a protected structure Reference No. 25-15) save for works to close the western portion of Tinakilly avenue to vehicular traffic and the provision of a new vehicular entrance and gates along the eastern portion of Tinakilly Avenue off the Rathnew Inner Relief Road to facilitate access to Tinakilly House and other properties to the east of the site accessed from Tinakilly Avenue. (d) All associated site development works, service provision, infrastructural and drainage works, provision of esb substations, bin stores, bicycle stores, car parking, public lighting, landscaping, open space, and boundary treatment works. (e) The planning application is accompanied by an Environmental Impact Assessment Report and Natura Impact Statement. The application site is generally bounded to the north by greenfield lands, to the east by Tinakilly Country House Hotel (which is a Protected Structure RPS No. 25-15), to the west/southwest by commercial development, the R750 Wicklow – Rathnew Road and Rathnew Village; and to the south by the Tinakilly Park residential development currently under construction. at Site of c.16.8ha, at Tinakilly, Rathnew, Co. Wicklow which was received on 14/08/2023 and to state that it is receiving attention.

It is drawn to your attention that the site notice must be maintained in position for a period of five weeks from the date of receipt of the application by the planning authority and shall be renewed or replaced if it becomes defaced or illegible within that period. This application may be declared invalid if the planning authority considers that the requirements of articles 17[1][b], 19 & 20 of the Planning and Development Regulations have not been met.

Please be advised that the assessment of this application will include inspection of the site by officers of the Local Authority and may also include inspection by officers of other statutory bodies. It is your responsibility to ensure that access is made available to any inspection officer and that the

*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 Seirbhísi, Forbairt Pleanála agus Comhshaol.
All correspondence should be addressed to the Director of Services, Planning Development & Environment.





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property is safe for inspection. In this regard, you are required to ensure there are no hazards on the property such as

- unsafe ground, excavations, trenches/holes (Any trial hole must be suitably safe for inspection)
- Loose dogs or other dangerous animals
- Items of a noxious or dangerous nature such as chemicals or machinery
- Electrified fences in operation

Mise le meas,

**SENIOR EXECUTIVE OFFICER
PLANNING, DEVELOPMENT & ENVIRONMENT**

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