



Senior Administrative Officer,  
 Planning Department,  
 Wicklow County Council,  
 County Buildings,  
 Station Road,  
 Whitegates,  
 Wicklow,  
 A67 FW96

10<sup>th</sup> August 2023

**Proposed LRD Planning Application at  
 Lands at Tinakilly, Rathnew, Co. Wicklow**

Dear Sir/Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin, are instructed by our client, **Keldrum Limited, 18 Church Road, Ballybrack, Glenageary, Dublin, A96 TP66** to lodge this planning application pack to Wicklow County Council for a proposed Large Scale Residential Development on lands at **Tinakilly, Rathnew, Co. Wicklow**.

In accordance with the requirements of the Planning and Development Regulations 2001 (as amended) (Article 16A refers) and Planning and Development (Large-Scale Residential Development Regulations) 2021, pre-application LRD Meeting has taken place with Wicklow County Council on the 26<sup>th</sup> of January 2023 (Ref.PP22/40). Initial pre-planning discussions were undertaken on 29<sup>th</sup> April 2022. The final proposal is a reflection of the discussions with Wicklow County Council.

This application is now lodged to Wicklow County Council via the Local Government ePlanning Portal.

In accordance with Article 22 of the Planning and Development Regulations 2001 (as amended), please find enclosed the following:

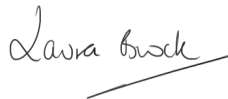
No	Items	Consultant
1.	Application Cover letter	Brock McClure
2.	WCC Application form (Eplanning Standardised Form)	Brock McClure
3.	LRD Form 19	Brock McClure
4.	Site Notice (Erected 14/08/23)	Brock McClure
5.	Newspaper Notice (Published 14/08/23)	Brock McClure
6.	Development Description	Brock McClure
7.	Building Lifecycle Report	Brock McClure
8.	Community Infrastructure Assessment	Brock McClure
9.	Planning Report (Including Response to Wicklow County Council LRD Opinion)	Brock McClure
10.	Engineering Drawing Pack	CS Consulting
11.	Flood Risk Assessment	JBA
12.	Construction Surface Water Management Plan	CS Consulting
13.	Road Infrastructure and DMURS Compliance Report	CS Consulting
14.	Outline Construction and Environmental Management Plan	CS Consulting
15.	Resource and Waste Management Plan for Construction	CS Consulting
16.	Traffic and Transport Assessment	CS Consulting
17.	Engineering Services Report	CS Consulting
18.	M&E Services Installation – Site Services Layout	PMEP
19.	Site Lighting Drawing Pack	PMEP
20.	Description of Utilities and Sustainability Report	PMEP
21.	Site Lighting Report	PMEP
22.	Landowner Letter of Consent – Cedarbrick	Applicant

23.	Landowner Letter of Consent – Wicklow County Council	Applicant
24.	Landowner Letter of Consent – Pointsetter	Applicant
25.	EIA Portal Confirmation	Brock McClure
26.	Application Fee Payment Receipt	Applicant
27.	Part V Costings	Applicant
28.	Part V Validation Letter	Applicant
29.	Applicant Proof of Land Ownership	Applicant
30.	WCC Childcare Committee Correspondence	Brock McClure
31.	Architectural Drawing Pack (Including Part V drawings and Issue Sheet)	Scott Tallon Walker
32.	Housing Quality Assessment	Scott Tallon Walker
33.	Architectural Design Report	Scott Tallon Walker
34.	Landscape Design Report	Murphy & Sheanon
35.	Landscape Drawing Pack	Murphy & Sheanon
36.	Arborists Drawing Pack	The Tree File
37.	Arboricultural Report	The Tree File
38.	Appropriate Assessment Screening Report	Scott Cawley
39.	Natura Impact Statement	Scott Cawley
40.	Operational Waste Management Plan	AWN
41.	Verified Views and CGI's	3D Design Bureau
42.	Daylight and Sunlight Assessment Report	3D Design Bureau
43.	Standalone Website – Tinakillydemesnelrd.ie	Matrix Internet
44.	Environmental Impact Assessment Report (Including Landscape Visual Impact Assessment Chapter 11)	Various

RECEIVED: 14/08/2023

We confirm that we act for Keldrum Limited and request that all future correspondence in relation to this matter be directed to this office. If you have any queries please contact me directly.

Yours sincerely,



**Laura Brock**  
MRUP MIPI MRTPI  
[laura@brockmcclure.ie](mailto:laura@brockmcclure.ie)