



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

**Further Information Response: Planning Reg. Ref. 2360219**

Large Scale Residential Development on Lands at  
Tinakilly, Rathnew, Co. Wicklow

30<sup>th</sup> November 2023

Dear Sir/Madam,

We, Brock McClure Planning & Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin, are instructed to submit this Further Information Response Report on behalf of Keldrum Limited, Unit B4, Oakfield Industrial Estate, Dublin 22 D22XD28 regarding a Large-Scale Residential Development proposal at lands located at Tinakilly, Rathnew, County Wicklow (WCC Reg Ref. 2360219) as follows:

***(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.***

On the 6<sup>th</sup> of October 2023, Wicklow County Council requested Further Information regarding 5 no. items relating to Planning Application Reg Ref. 23/60219. This response is submitted within 2 months from the date of the request for further information was made by Wicklow County Council.

The Applicant and their design team has endeavoured to positively respond to each of the items requested. We confirm the concerns of the Planning Authority have been fully addressed by the following contributors:

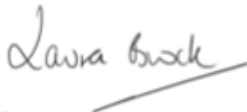
- **Brock McClure**
  - Further Information Response Report
  - Further Information Planning and Design Statement in response to FI Item 1a – d
- **Murphy & Sheanon**
  - Further Information Landscape Drawings and Illustrations
- **The Tree File**
  - Further Information Arborists Drawings and Report
- **IAC Archaeology**
  - Further Information Response Report

It is now considered that all items have been adequately addressed to the satisfaction of the Planning Authority.

It is noted at this stage that the changes now made to the scheme at Further Information stage as part of this Further Information Response do not impact the findings of the Natura Impact Statement or Environmental Impact Assessment Report originally lodged with the application.

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,



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Laura Brock  
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Dún Laoghaire  
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RECEIVED: 30/11/2023