



# 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  
Faics / Fax: (0404) 69462  
Rphost / Email: [plandev@wicklowcoco.ie](mailto:plandev@wicklowcoco.ie)  
Suíomh / Website: [www.wicklow.ie](http://www.wicklow.ie)

04/12/2023

PRR No: 23/60219

ARTS COUNCIL  
70 MERRION SQUARE  
DUBLIN 2

**RE: Keldrum Limited - 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**

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Mise, le meas,

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**SENIOR EXECUTIVE OFFICER  
PLANNING,**

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04/12/2023

PRR No: 23/60219

Irish Water  
PO Box 6000  
Dublin 1  
D01WA07  
[planning@water.ie](mailto:planning@water.ie)

**RE: Keldrum Limited - PERMISSION for LARGE SCALE RESIDENTIAL DEVELOPMENT -**  
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04/12/2023

PRR No: 23/60219

Dept of Housing Local Government & Heritage  
Dept. Housing Local Gov. & Heritage

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**PLANNING, DEVELOPMENT AND ENVIRONMENT**



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04/12/2023

PRR No: 23/60219

Fáilte Ireland  
Environment and Planning Unit  
88-95 Amiens Street  
Dublin 1

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04/12/2023

PRR No: 23/60219

THE HERITAGE COUNCIL  
ROTHE HOUSE  
PARLIAMENT STREET  
KILKENNY

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04/12/2023

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Transport Infrastructure Ireland  
Parkgate Business Centre  
Parkgate Street  
DUBLIN 8

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04/12/2023

PRR No: 23/60219

Irish Rail-Ireland East  
Pearse Station  
Westland Road  
Dublin 2

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Inland Fisheries Ireland

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**PLANNING, DEVELOPMENT AND ENVIRONMENT**





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04/12/2023

PRR No: 23/60219

Environmental Protection Agency  
PO Box 3000  
Johnstown Castle Estate  
Co. Wexford

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**SENIOR EXECUTIVE OFFICER**

**PLANNING,**

**DEVELOPMENT**

**AND**

**ENVIRONMENT**



# 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  
Faics / Fax: (0404) 69462  
Rphost / Email: [plandev@wicklowcoco.ie](mailto:plandev@wicklowcoco.ie)  
Suíomh / Website: [www.wicklow.ie](http://www.wicklow.ie)

04/12/2023

PRR No: 23/60219

An Taisce  
The National Trust for Ireland  
Tailors Hall  
Back Lane  
Dublin 8

**RE: Keldrum Limited - 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**

A Chara,

I wish to advise you that further information has been received in relation to the above application. This correspondence can be inspected during normal office hours (9.00 a.m. – 3.30 p.m.) Monday to Friday or may be viewed on line at [www.wicklow.ie/planning](http://www.wicklow.ie/planning)

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



Please note that submissions / observations should be made within two weeks from the date of receipt of the significant further information.

Mise, le meas,

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04/12/2023

PRR No: 23/60219

HSE - Health Service Executive  
Oak House  
Limetree Avenue  
Millenium Park  
Naas, Co. Kildare

**RE: Keldrum Limited - 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**

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