

## Development Description:

Keldrum Limited intend to apply to Wicklow County Council for a 7-year permission for a Large- Scale Residential Development at this site of c.16.8ha at Tinakilly, Rathnew, Co. Wicklow.

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.

The proposed development will consist of the following:

- a) Construction of 352 no. residential units as follows:
  - I. 220 no. 1-2.5 storey houses comprising 31 no. 2 bed houses, 114 no. 3 bed houses, 72 no. 4 bed houses and 3 no. 5 bed houses, ranging in size from c.82.33 sq.m to c.212.39 sq.m. Each house will have an associated rear/ side private garden.
  - II. 132 no. apartment/ duplex/ maisonette units comprising the following: 56 no. 1 bed apartments and 48 no. 2 bed apartments in 3 no. 4 storey apartment block buildings. 8 no. 1 bed maisonette units in 2 no. 2 storey semi detached blocks. 14 no. 2 bed duplex ground floor apartment units and 14 no. 3 bed upper floors duplex apartment units arranged across 3 no. 3 storey terraced blocks, ranging in size from c.48.4 sq.m to c.109 sq.m. All apartment/ duplex/ maisonette units will be provided with private open space areas in the form of balconies/ terraces.
  - III. Communal open space associated with the proposed apartment units will be provided in the form of landscaped areas located in the vicinity of the apartment units (totalling 0.1788 ha).
  - IV. All internal residential access roads and cyclist/pedestrian paths serving the proposed development.
  - V. Provision of 592 no. car parking spaces across the development site and 168 no. bicycle parking spaces for residents of the proposed 56 no. 1 bed and 48 no. 2 bed apartment units. 66 no. visitor bicycle parking spaces are provided throughout the development site. All terraced houses and duplex 2 and 3 bed apartments will be provided with associated secure in curtilage bicycle lock ups.
  - VI. Proposed pedestrian connections and landscaping to a section of Tinakilly Avenue included in permitted application WCC Ref. 22/837.
- 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 accesses, 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, services 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.
- f) The planning application is available for public viewing at the following website: [www.tinakillydemesnelrd.ie](http://www.tinakillydemesnelrd.ie)

RECEIVED  
24/08/2023