

File With \_\_\_\_\_

**LARGE RESIDENTIAL  
DEVELOPMENT  
CORRESPONDENCE FORM**

Appeal No: ABP 319 137-24

Ms FLYM

Please treat correspondence received on 20/3/24 as follows:

1. Update database with new agent for Applicant/Appellant _____	
2. Acknowledge with LRD <u>20</u>	1. RETURN TO SENDER with LRD _____
3. Keep copy of Board's Letter <input type="checkbox"/>	2. Keep Envelope: <input type="checkbox"/>
	3. Keep Copy of Board's letter <input type="checkbox"/>

<b>Amendments/Comments</b>
<u>E.M. Howell resp. to appeals</u>

4. Attach to file (a) SHD/LRD Unit <input type="checkbox"/> (b) Inspector <input type="checkbox"/>	RETURN TO EO <input type="checkbox"/>
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	Plans Date Stamped <input type="checkbox"/>
	Date Stamped Filled in <input type="checkbox"/>
EO: <u>JP Jackson</u>	AA: <u>C Glynor</u>
Date: <u>21/3/24</u>	Date: <u>21/3/24</u>

**Dáire Littleton Caden**

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**From:** KOM.ie | Raymond O'Malley <raymond@kom.ie>  
**Sent:** Dé Céadaoin 20 Márta 2024 15:58  
**To:** Appeals2  
**Subject:** ABP-319137-24  
**Attachments:** Howell Response to TPAs 20.03.2024.pdf

**Caution:** This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Dear Sir or Madam,

Please find attached short comment in response to the Board's letter dated 4<sup>th</sup> March 2024 in respect of the above planning appeal.

Regards,

***Raymond O'Malley, Director***

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20<sup>th</sup> March 2024

An Bord Pleanála (by e-mail)  
64 Marlborough Street  
Dublin 1

ABP Ref.: ABP-319137-24

Plan No.: 23/60219

Proposal: 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. .... 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..

## *Re: RESPONSE TO OTHER PLANNING APPEALS*

Dear Sir or Madam,

The Board's letter dated 04 March 2024 refers.

We have reviewed the other planning appeals filed against the Council's decision. Our only comment relates to the site notice ground of appeal in Vincent Collard's appeal. The appellant is 100% correct. The statutory site and newspaper notices contain an error because 140 no. apartment/duplex/maisonette units are described and not 132 no. units as erroneously stated. From a review of the accommodation schedule and the apartment block plans, the statutory notices have stated the incorrect number of one bedroom apartments as 56 no. 1 beds when only 48 no. 1 beds are proposed. It appears to follow that the Board has no alternative but to declare the application as invalid.

Please acknowledge receipt of this response and direct all future correspondence to this office.

Regards,



**Raymond O'Malley**

Kieran O'Malley & Co. Ltd.

ROM: rom

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The Republic of Ireland  
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