



An
Bord
Pleanála

Memorandum
ABP-319137-24
Reg. Ref.: 2360219

To: Mark Kielty, SEO

From: Eoin O'Sullivan, EO

Re: 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 Wicklow County Council ref. 17/219 (ABP ref. PL27.301261) and amended under Wicklow County Council 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 Wicklow County Council 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. 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/south west by commercial development, the R750 Wicklow – Rathnew Road and Rathnew Village and to the south by the Tinakilly Park residential development currently under construction.

Site of c. 16.8 ha at Tinakilly, Rathnew, Co. Wicklow

Date: 2nd April 2024

Wicklow County Council granted with 28 conditions permission for the above development on 2nd February 2024. The Board received five 3rd party appeal's from (1) Henry Clarke and Aoife Clarke and others, (2) Les and Lynda Martin, (3) Vincent Collard, (4) Kiaran O'Malley and Company Limited on behalf of Eileen M. Howell and (5) Leslie Armstrong.

The 1st appeal was circulated to the Planning Authority and the applicant on the 28th February 2024 and the last day for a response was the 26th March 2024. The 4 other appeals along with the 1st appeal were then cross circulated on the 4th March 2024 with the last day for a response being 2nd April 2024.

The Planning Authority has not responded to the grounds of the appeals. The applicant has responded to the grounds of appeals. A response was also received from one of the 3rd party appellants - Kiaran O'Malley and Company Limited on behalf of Eileen M. Howell.

No observations have been received on the appeal with the last day for receipt of observations been the 27th March 2024.

The application was lodged with the Planning Authority on the 14th August 2023.

F.I. was requested on the 6th October 2023.

F.I. was received on the 30th November 2023

There were numerous submissions received by the Planning Authority from the public.

An NIS and an EIAR have been submitted with this application.

This file has been deemed an LRD case as it is an application for more than 100 residential units.

File forwarded for comments.

Coir, Please notify me when BP10 response is received.
AKG 04/04/2024
Forward file to inspectorate.