

File With _____

**LARGE RESIDENTIAL
DEVELOPMENT
CORRESPONDENCE FORM**

Appeal No: ABP 319137-24

Ms Flynn

Please treat correspondence received on 5/7/24 as follows:

<p>1. Update database with new agent for Applicant/Appellant _____</p> <p>2. Acknowledge with LRD <u>23</u></p> <p>3. Keep copy of Board's Letter <input type="checkbox"/></p>	<p>1. RETURN TO SENDER with LRD _____</p> <p>2. Keep Envelope: <input type="checkbox"/></p> <p>3. Keep Copy of Board's letter <input type="checkbox"/></p>
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Amendments/Comments
<u>PA response to S132</u>

<p>4. Attach to file</p> <p>(a) SHD/LRD Unit <input type="checkbox"/> (b) Inspector <input type="checkbox"/></p>	<p>RETURN TO EO <input type="checkbox"/></p>
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	<p>Plans Date Stamped <input type="checkbox"/></p> <p>Date Stamped Filled in <input type="checkbox"/></p>
EO: <u>AP Tucker</u>	AA: <u>Catherine Flynn</u>
Date: <u>17/7/24</u>	Date: <u>17-7-24</u>

Mary Tucker

From: Kenneth Nolan <knolan@wicklowcoco.ie>
Sent: Friday 5 July 2024 16:46
To: Mary Tucker
Subject: RE Plan Ref 23/60219 ABP-319137-24
Attachments: Scan_knolan_05072024_0278_001.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.

Hi Mary,

Please find attached a letter from Fergal Keogh regarding Plan Ref 23/60219 ABP-319137-24.

Kind regards,

Kenneth Nolan

Clerical Officer

Planning, Economic & Rural Development

WICKLOW COUNTY COUNCIL, COUNTY BUILDINGS, WICKLOW TOWN, A67 FW96

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Comhairle Contae Chill Mhantáin
Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
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Attention of Ms. Mary Tucker, Executive Officer

RE: Appeal Ref. ABP-319137-24

Large Scale Residential Development, Rathnew, Co. Wicklow

Dear Ms. Tucker,

I refer to your letter of the 17/06/24 in relation to the above mentioned matter.

The Planning Authority wrote to An Bord Pleanála on the 13/10/23 in relation to similar matters being raised by the Board with respect to Local Area Plans relating to Co. Wicklow. While, the current letter relates to a development plan and not a local area plan, the Planning Authority considers the letter to be of relevance.

It is the position of the Planning Authority that the Wicklow Town-Rathnew Development Plan 2013 is an applicable development plan relating to the subject site, in addition to the County Development Plan 2022.

The Planning Authority would note recent Board decisions relating to various areas in Co. Wicklow, where it would appear the Board have formed an opinion in relation to the expiration, or not, of local area plans and development plans. For example, under Appeal Ref. ABP-317895-23, the Board granted permission on the 08/05/24, where it had regard in its stated Reasons and Considerations to the zoning of the site for residential development in the Wicklow/Rathnew Town Development Plan 2013-2019.

Under Appeal Re. ABP-315792, the Inspector in their planning report noted S1.2 of the County Development Plan 2022 as being a reason for an LAP not expiring. The Planning Authority would not consider S1.2 of the CDP 2022 as being a relevant consideration in determining the currency of an LAP or a development plan.



Fá 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, Pleanáil, Forbairt Eacnamaíochta agus Tuaithe:
All correspondence should be addressed to the Director of Services, Planning, Economic and Rural Development.



In relation to the statutory planning process, the Planning Authority would note that there are in effect 2 separate processes for Large Scale Residential Developments (LRD). The definition of an LRD in the Act is in effect a quantitative definition, as opposed to the definition for Strategic Housing Developments, which related to both quantum and zoning. Where the proposed LRD development is located on land to which the provisions of S32A (1) (b) apply, i.e. on land (i) that is not located in a strategic development zone, and (ii) the zoning of which facilitates its use for the purposes proposed in the application, the S32A of the Planning & Development Act 2000, as amended, process has to be followed prior to the lodging of an application under S34. Where the proposed LRD development is located on land to which the provisions of S32A (1) (b) do not apply, the standard process under S34 applies.

I hope the above is of assistance to the Board.

Yours Sincerely



Fergal Keogh
Senior Engineer
Planning & Development
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