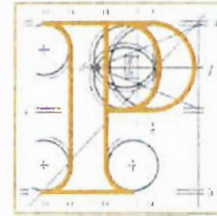


**Our Case Number:** ABP-319137-24

**Planning Authority Reference Number:** 2360219

**Your Reference:** Keldrum Limited



An  
Bord  
Pleanála

Brock McClure  
Planning & Development Consultants  
63 York Road  
Dun Laoghaire  
Co. Dublin

**Date:** 17 June 2024

**Re:** Large scale residential development: construction of 220 houses and 132 apartments; provision of new section of Rathnew Inner Relief Road; associated vehicular and pedestrian access, carriageways, paths and junctions; provision of new vehicular entrance and gates along eastern portion of Tinakilly Avenue and all associated site development works. The planning application is accompanied by an Environmental Impact Assessment Report and Natura Impact Statement. The application can be viewed at <https://tinakillydemesneirld.ie>.  
Site of c. 16.8 ha at Tinakilly, Rathnew, Co. Wicklow

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer to the above-mentioned large-scale residential development appeal.

The Board has examined the appeal and is of the opinion that certain information is necessary for the purpose of enabling it to determine the appeal.

In accordance with article 73A(1)(a) of the Planning and Development Regulations 2001, as amended, you are required to submit, on or before **8<sup>th</sup> July 2024**, the following information:

**The Board noted that this application is made under the applicable legislation for large scale residential development. Specifically the Board noted Section 32A(1) and (2)(b)(ii) of the Planning and Development Act 2000, as amended, which refers to large-scale residential development on land 'the zoning of which facilitates its use for the purposes proposed in the application'.**

**In this regard the Board noted that the Wicklow Town-Rathnew Development Plan 2013-2019 states that this plan, 'will remain valid for six years from the date of adoption by both Wicklow Town Council and Wicklow County Council, subject to any review, variations, extensions or alterations made in the future.'**

Tel (01) 858 8100  
Glao Áitiúil LoCall 1800 275 175  
Facs Fax (01) 872 2684  
Láithreán Gréasáin Website [www.pleanala.ie](http://www.pleanala.ie)  
Ríomhphost Email [bord@pleanala.ie](mailto:bord@pleanala.ie)

64 Sráid Maolbhríde 64 Marlborough Street  
Baile Átha Cliath 1 Dublin 1  
D01 V902 D01 V902

To enable the Board to deal with this appeal, please provide any further information confirming that Wicklow Town-Rathnew Development Plan 2013-2019 (including ~~the~~ zoning objective set out therein), continues to remain in force and if so, by what specific legislative provision, and provide any further information clarifying the valid zoning status of the subject site, noting that the site falls within the area of the above-mentioned Development Plan.

Please provide any further information, for example any relevant provision of the current Wicklow County Development Plan 2022-2028, or any other relevant matter in accordance with the applicable legislation for large scale residential development, which you consider might assist the Board in clarifying its ability to deal with this appeal.

If the information required is not received before the end of the specified period, the Board will dismiss or otherwise determine the appeal without further notice to you in accordance with section 133 of the 2000 Act. Your submission in response to this notice must be received by the Board not later than **5.30 p.m. on the date specified above.**

Please quote the above appeal reference number in any further correspondence.

Yours faithfully,



Mary Tucker  
Executive Officer  
Direct Line: 01-8737132

BP71 Registered Post

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