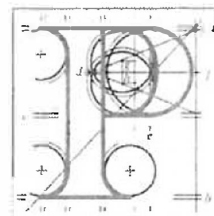




Case Number: ABP-319657-24

Planning Authority Reference Number: 23689

Your Reference: Cairn Homes Properties Limited



An
Bord
Pleanála

MacCabe Durney Barnes
20 Fitzwilliam Place
Dublin 2
D02 YV58

Date: 30 July 2024

Re: Large scale residential development consisting of 329 residential units, extension of the Blessington Inner Relief Road, new roundabout, new junction, road signage and all ancillary site development works. An Environmental Impact Assessment Report and a Natura Impact Statement were submitted with the application.
Site (c. 25.14 ha) on lands within townlands of Blessington Demesne, Newpaddocks and Santryhill, Blessington, 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 **19th August, 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 Blessington Local Area Plan 2013-2019 states that 'In accordance with the Act, a LAP shall have a duration of 6 years, unless after 5 years it is determined that the existing LAP is still consistent with the objectives and core strategy of the County Development Plan and the objectives of the plan have not been substantially secured. In such circumstances, the duration of the plan may be extended for an additional 5 years (i.e. giving the plan a total duration of 10 years) subject to adherence to the procedures set out in Section 19 (1) of the Act'. The Board further noted that the Blessington Local Area Plan 2013-2019 also states that '...while it is intended initially that this plan shall have a duration of 6 years, in accordance with Section 19 of the Act, this plan could be extended to a 10 year duration if it is deemed that it remains a

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Ríomhphost	Email	bord@pleanala.ie

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

robust planning framework for this additional time period and the objectives of the Plan have not been substantially secured.'

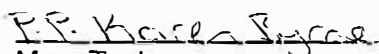
To enable the Board to deal with this appeal, please provide any further information confirming that Blessington Local Area Plan 2013-2019 (including the zoning objective set out therein), continues to remain in force and if so, by what specific legislative provision, and provide any further information clarifying the valid zoning status of the subject site, noting that the site falls within the area of the above-mentioned Statutory 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, specifically in the context of a land use zoning objective pertaining to the application site.

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, (as amended). 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

Registered Post