

# Validation Checklist

Lodgement Number : **LDG-072159-24**  
Case Number : **ABP-319657-24**  
Customer: **Frank Smyth**  
Lodgement Date: **23/05/2024 11:42:00**  
Validation Officer: **Daragh Cassells**  
PA Name: **Wicklow County Council**  
PA Reg Ref: **23689**  
Case Type: **Appeal - LRD**  
Lodgement Type: **Observation / Submission**



An  
Bord  
Pleanála

Validation Checklist	Value
Confirm Classification	Confirmed - Correct
Confirm ABP Case Link	Confirmed-Correct
Fee/Payment	Valid – Correct
Name and Address available	Yes
Agent Name and Address available (if engaged)	Not Applicable
Subject Matter available	Yes
Grounds	Yes
Sufficient Fee Received	Yes
Received On time	Yes
Eligible to make lodgement	Yes
Completeness Check of Documentation	Yes

## Observation

**LRD40**

**BP40** to issue to observer with copy of receipt.

Please update file cover with Observer's name

Please update Case Narrative

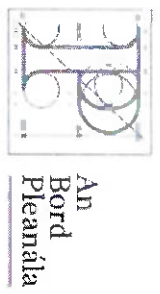
✓  
CF  
27/5/24

Run at: 27/05/2024 11:34

Run by: Daragh Cassells

Lodgement Cover Sheet - LDG-072159-24

28



Details

Lodgement Date	23/05/2024
Customer	Frank Smyth
Lodgement Channel	Post
Lodgement by Agent	No
Agent Name	
Correspondence Primarily Sent to	
Registered Post Reference	

Categorisation

Lodgement Type	Observation / Submission
Section	Processing

Fee and Payments

Specified Body	No
Oral Hearing	No
Fee Calculation Method	System
Currency	Euro
Fee Value	0.00 €50 ✓
Refund Amount	0.00

Observation

ARP: 319657-24 28

Lodgement ID	LDG-072159-24
Map ID	
Created By	Andrea Caraus
Physical Items included	No
Generate Acknowledgement Letter	
Customer Ref. No.	
PA Reg Ref	23689

LAST APPEAL : 9/5/24  
LAST DAY : 05/06/24 ✓

PA Name	Wicklow County Council
Case Type (3rd Level Category)	

Observation/Objection Allowed?	
Payment	PMT-056287-24
Related Payment Details Record	PD-056152-24

PA Case Number	
PA Decision Date	
County	
Development Type	
Development Address	
Appellant	
Supporting Argument	

Development Description	
Applicant	
Additional Supporting Items	

Frank Smyth,  
13 Deerpark Green,  
Blessington,  
Co Wicklow.  
W91FY04.  
23<sup>rd</sup> May 2024.

<b>AN BORD PLEANÁLA</b>	
LDG-	<u>072159-24</u>
ABP-	
23 MAY 2024	
Fee: € <u>50</u>	Type: <u>CHO</u>
Time: <u>9:32</u>	By: <u>post</u>

TO: An Bord Pleanála, 64 Marlborough Street, Dublin 1. D01V902.

REF: CASE # - 319657 – 24.

### OBSERVATION.

ENCLOSED AS REQUESTED CHEQUE €50.00

COPY OF LETTER FROM WICKLOW C C ADDRESSED TO ME  
PERTAINING TO APPEAL AND OBSERVATION.

Dear Sir / Madam,

I write in relation to the above matter, submitting an observation which I hope will assist in your deliberations pertaining to same.

Whilst the provision of housing especially in the times we live in is to be welcomed, there also has to be a balance, a recognition of existing surrounds and the all-important issue pertaining to infrastructure at local level and ability there in to support any proposed development(s).

Firstly, I believe it would be of assistance if this phase two planning application to Wicklow C C 23/689 (319657 – 24) were viewed in conjunction with phase one planning application 20/1146 as matters overlap.

A number of years ago, prior to CAIRN HOMES submitting their "Plan of the proposed masterplan and phase 1" dated 2<sup>nd</sup> November 2020, a colleague and I, in winter months walked from the rear of Deerpark Walk through the fields to Glending Forest. We were amazed at the sheer volume of water flowing above ground from the direction of Glending Forest, the water was somewhere between one and one and a quarter inches' deep, God only knows what was going on below ground. So you can imagine our surprise when we first saw "PLAN OF THE PROPOSED MASTERPLAN AND PHASE 1" 2/11/2020, pertaining to the same wet area (Copy attached "A"). A vast number of houses and ware housing to the WEST (water flow area), with further ware housing below the G A A facilities to the EAST.



It is no great surprise that in time this plan has been radically adjusted to where developers now wish to transfer their housing stock to a smaller parcel of ground, i.e. erect 329 residential units in a confined area nestled below the tried and trusted GAA grounds which given their location and use as playing fields, one would presume would provide a higher drier land base. It should be noted a river flows to the North East of boundary of this proposed development site towards Kelly's Roundabout, flowing North to South to proposed extension to N81.

As a simple matter of profit, it makes good sense for developer to try and fit as many housing units as possible into such a small area, especially given original projections for the overall site. Alas it would seem an exercise of fitting a square peg into a round hole i.e. land use and density mix simply cannot be achieved.

The proposed parking for the 329 dwelling units is some 601 car spaces. The parking for new development, Sorrel Wood (Phase One Completed) is 150 spaces, giving a total of over 750 new car spaces within the area. This figure of 750 car spaces does not include parking spaces for the 173 dwelling units and a 120 bed space nursing home and staff parking at the Glenveagh site directly opposite Sorrel Wood (Planning ref: 20/184, 8<sup>th</sup> October 2020 - Wicklow CC), with planning permission already granted for this and other dwelling projects within the area. Copy attached "B"

As the existing residential estates abutting the Inner Relief Road for Blessington near some twenty-five years in existence, the then young families / children are now adults with their own cars, and indeed some starting their own families. Some twenty-five years ago houses would have had one to two cars, now days this has expanded to two to four cars and given the housing crisis that pertains, many of these young adults and their own young families / cars have to remain in their parent's home for the foreseeable future.

With this proposed planning application 23/689 (319657 - 24) an entry / exit catering for housing units and blocks of apartments is proposed to be located at "Kellys Roundabout" at the start of proposed extension of roadway to N81. It would seem that there is NO right hand turning lane to facilitate traffic on this proposed new roadway for vehicles wishing to make a right hand turn into apartments / housing units, thereby inevitably leading to queueing on the proposed new motorway.

One should be reminded that this planning application wishes to change the existing BLESSINGTON INNER RELIEF ROAD into the N81 bypass, becoming part of the NATIONAL ROAD NETWORK!

In phase one of this overall development (201146) SORREL WOOD, no right hand turning lane was provided, indeed it should be noted that on the existing Blessington Inner Relief Road every other estate entrance is serviced with a right hand turning lane. Queueing is also notable at the entrance to new estate Sorrel Wood on the inner relief road, with cars wishing to make a right hand turn from the inner relief road into Sorrel Wood having to give way to oncoming traffic there by causing queueing. The failure to provide a right hand turning lane from the IRR into Sorrel Wood would seem to be a grave error of judgement, one that looks set to be repeated in this new application. (Attached "C")

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FS/

It should be noted that cars making a right turn on exiting or entering Sorrel Wood are also forced to traverse existing double white lines, HEALTH & SAFETY, BEST PRACTICE? And indeed some suggest the INNER RELIEF ROAD should become part of the NATIONAL ROAD NETWORK!

Given the already extra flow of traffic on the inner relief road for Blessington, evidence of cars queuing within the existing estates, especially at peak times is there for all to see. This is mainly caused by cars wishing to exit estates making a right hand turn whilst waiting for a gap in passing traffic, trying to compete with large trucks, school buses, vans and general traffic and all this whilst carrying precious cargo of their school kids. It is frightening at times to see this situation develop where cars are competing, indeed some taking risks to get onto the INNER RELIEF ROAD

As noted this error of judgement in not providing a right hand turning lane, it would seem is to be repeated at the proposed extension of inner relief road to N81 at entrance to apartments of proposed development.

On the 3<sup>rd</sup> March 2024, I attended the local G A A grounds in Blessington to watch Blessington take on Rathnew in a league game. It was a freezing cold evening with the remains of recent snow fall still about, but suffice to say in terms of numbers there was a very healthy crowd in attendance, with well over three quarters of the large car park filled. After the game I observed a hassle free, smooth emptying of car park. It is difficult to imagine as to how a proposed 329 dwelling development with some 601 car spaces and other recent developments in the adjacent / immediate area (Sorrel Wood) being able to co-exist / be compatible given that the proposed development of 329 dwellings will bring two new entries / exit's and of course the now, new Sorrel Wood entry / exit already in existence on this section of road, combined with proposed new exit / entry for proposed new apartments / houses on start of N81.

This roadway from "Kelly's" roundabout to G A A roundabout also services the number one children's school and separate "Kare" facility and the busy G A A grounds. Developers plan to use the roadway adjacent to Kare facility to access future "Employment" developments, representing FIVE entry / exits in very close proximity.

The minutes of Meeting "Pre Planning S.247 Meeting" held Thursday 1<sup>st</sup> September 2022 contain comments from a senior official W C C and I quote, "that the inner relief road will become the N81 so it is important to future proof it as being the main national road". (Attached "D")

It is noted one submission pertaining to overall development (23689) and in particular the proposed roundabout at N81 and I quote, "the application site boundary and enabling works to facilitate the reconfiguration of the Holyvalley Road, includes lands within my ownership". The question is, how could such a situation arise and has this situation been fully resolved?

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14/5/24

On the one hand W C C are granting planning permission for hundreds of new family dwellings in and around the inner relief road for Blessington, including a 120 bed nursing home facility abutting the inner relief road and at the same time expecting the inner relief road to become the N81, which would bring thousands of road journeys per day by trucks vans and cars, there by turning a substandard inner relief road into main artery of the National road network. Were this to become a reality residents of the area would find themselves prisoners within their own estates, GRIDLOCK.

Instead of management, including that of the N R A tackling the ELEPHANT in the room – N81 bypass, W C C are simply planning towards / creating a large area of gridlock.

In grant of planning permission for project 20/1146 phase one, planners set out 25 conditions pertaining to this specific project. In what could be considered to be strident language, conditions 8A and 8B were set out, all be it with the proviso, “unless otherwise agreed in writing with the planning authority”. To date this section of N81 is far from complete yet houses are complete and occupied! Conditions 8A and 8B could not be deemed to have been met. Said conditions attached “E”

It is difficult to understand how some incidental roadworks at the ALDI junction, the instalment of some tactile paving and two humps could be considered as meeting conditions 8A and 8B. Letter “Compliance” Attached “G”.

From speaking to other local residents, it is my understanding that the main reason for building the INNER RELIEF ROAD was to divert SOME traffic out of the main street of Blessington, it was most certainly NOT intended to be the N81 Blessington bypass, with other routes proposed at the time.

Given all of the recent developments abutting the Blessington Inner relief Road it is difficult to see how the inner relief road for Blessington could be deemed fit to be part of THE NATIONAL ROAD NETWORK. The continued failure to tackle the N81 bypass of Blessington in any realistic fashion is there for all to see.

The overall question of capacity of water and sewage facilities within the area of Blessington capable of servicing all proposed developments is questionable. It is no secret in the past difficulties pertained in this area. A small new housing development in the heart of Blessington “The Rectory” although fully finished at end 2022, early 2023, remained vacant for some eleven months whilst issues pertaining to water / sewage were attended to.

Also given the fact of serious climate change world-wide and the phenomenon of vast sudden rain down pores, the vast amount of rain that fell in our country last winter is there for all to see, which simply begs the questions as to the existing infrastructure in place in Blessington and its capability of dealing with the overall vast numbers of extra dwelling units and the risk of polluting with over flow our surrounding rivers and lakes remain high. This piecemeal handling of local infrastructure over the years is surely at its limits.

I believe it is wholly unreasonable where by plans should be submitted that the council believe Materially Contravene their objectives and what’s more the council accepts same!

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1/2/23

Overall I do not believe that there is sufficient quality / capacity robust infrastructure in place pertaining to roads, water and sewage capable of meeting in a robust fashion the demands of this proposal. I do not believe infrastructure in place or proposed is future proofed to protect proposed and existing dwelling units and surrounding lands and water supply.

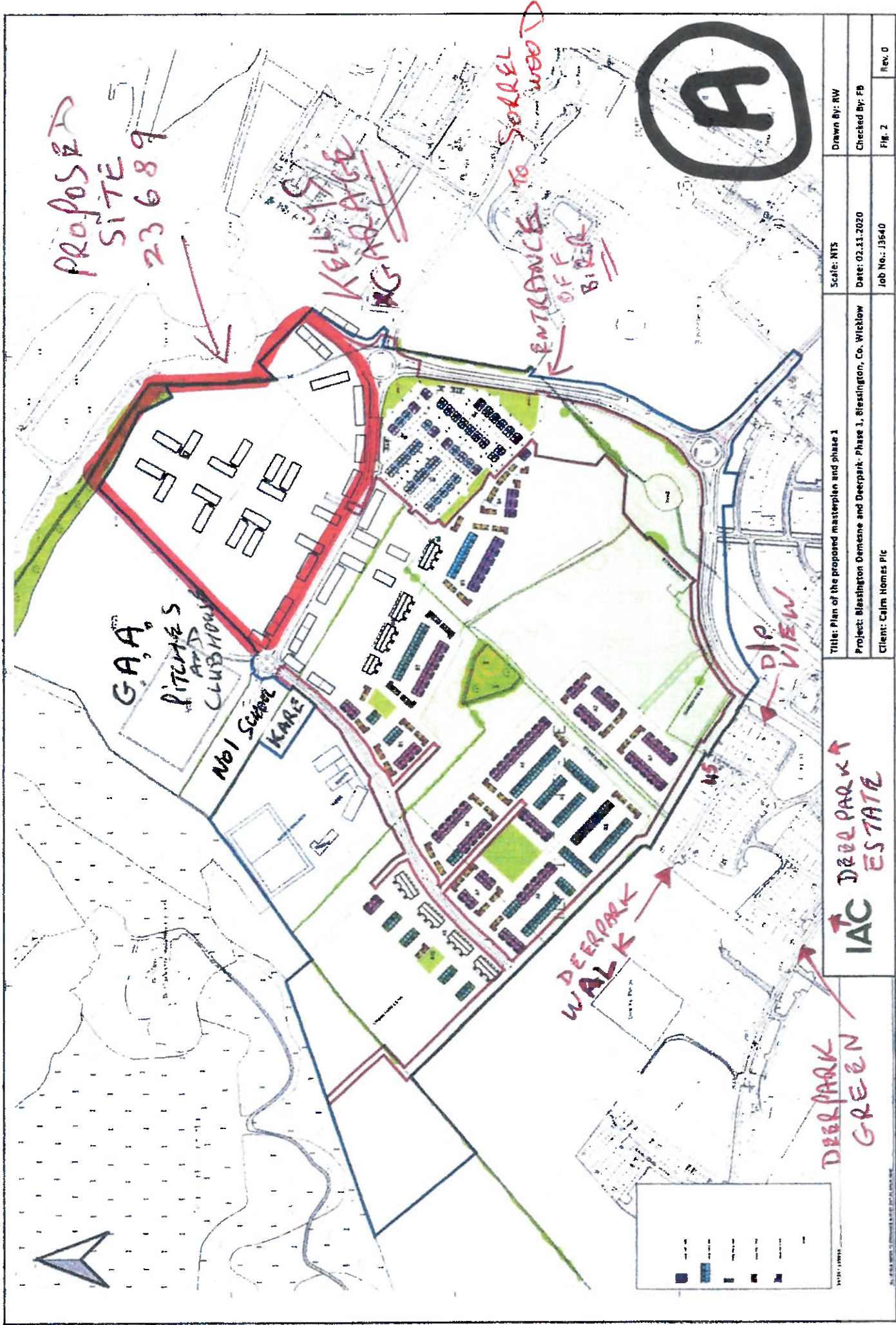
Yours Sincerely,

A handwritten signature in dark ink, appearing to read 'F Smyth', written over a horizontal dashed line.

Frank Smyth.

A small, stylized handwritten mark or signature in the bottom right corner of the page.





Title: Plan of the proposed masterplan and phase 1		Scale: NTS	Drawn By: RW
Project: Blessington Demense and Deerpark - Phase 1, Blessington, Co. Wicklow		Date: 02.11.2020	Checked By: FB
Client: Calm Homes Plc		Job No.: 13540	Fig. 2
			Rev. 0

IAC DEER PARK ESTATE

PLANNING REF: 201146





# Comhairle Contae Chill Mhantáin Wicklow County Council

**Forbairt Pleanála agus Comhshaol  
Planning Development and Environment**

Áras An Chontae / County Buildings  
Cill Mhantáin / Wicklow  
Guthán / Tel: (0404) 20148  
Faics / Fax: (0404) 69462  
Rphost / Email: [plandev@wicklowcoco.ie](mailto:plandev@wicklowcoco.ie)  
Suíomh / Website: [www.wicklow.ie](http://www.wicklow.ie)

## PLANNING & DEVELOPMENT ACTS 2000 (as amended)

### NOTIFICATION OF DECISION TO GRANT

Glenveagh Homes Ltd  
C/o John Spain Associates  
39 Fitzwilliam Place  
Dublin 2

Planning Register Number: 20/184  
Valid Application Received: 25/02/2020  
Further Information Received Date: 15/09/2020

In pursuance of the powers conferred upon them by the above-mentioned Act, Wicklow County Council has by Order dated 08/10/20 decided to GRANT PERMISSION for development of land, namely:-

Nursing care home and residential development comprising (a) nursing care home (4 no storeys of 120 no bedspaces (c7428 sqm) along with 60 no car parking spaces (at undercroft and basement level c2477 sqm), open space and all associated residential care facilities (b) construction of 77 no dwellings comprising 29 no 2 storey houses (10 no 2 bedroom houses (house type E) and 19 no 3 bedroom houses (house types C, D & F), and 48 no apartments / duplex apartments as follows: Block A & D, 3 storeys comprising 30 no apartments (15 no 2 bedroom apartments in each building), blocks B & C, 3 storeys comprising 12 no apartments (2 no 2 bedroom apartments and 4 no 3 bedroom apartments in each building), blocks E & F, 3 storeys comprising 6 apartments (3 no 2 bedroom apartments in each building), all apartment units to have balcony or terrace, (c) hard and soft landscaping (including public lighting) and open space (boundary treatment), communal open space for duplex apartments, regarding / reprofiling of site where required along with bicycle / bin stores and 100 no car parking spaces for dwellings (d) vehicular access from the west (from Blessington Inner Relief Road (BIRR) and south west along link road between the BIRR and Main Street with pedestrian accesses as well as works to roundabout and provision of road crossings (e) surface water attenuation measures and underground attenuation systems as well as connection to water supply, drainage, (f) all ancillary site development / construction works at Blessington Demesne, Blessington, Co. Wicklow.

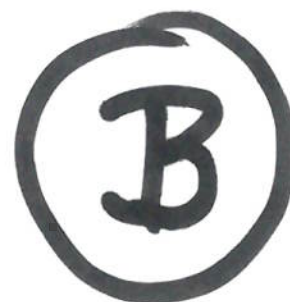
Subject to the 21 conditions set out in the attached schedule.

Signed on behalf of Wicklow County Council.

  
SENIOR EXECUTIVE OFFICER  
PLANNING, DEVELOPMENT AND ENVIRONMENT

Date:

8/10/2020



Tá an daiciméad seo ar fáil i bhformáid eile ar iarratas  
This document is available in alternative formats on request.

Ba chóir gach comhfhreagras a sheoladh chuig an Stiúrthóir Seirbhísí, Forbairt Pleanála agus Comhshaol.  
All correspondence should be addressed to the Director of Services, Planning Development & Environment.













**Lands at Blessington Demesne**  
**Pre Planning S.247 meeting**  
**Minutes of Meeting Held Thursday 1<sup>st</sup> September 2022**

- SW – in terms of Layout, the applicants need to submit a Design Statement, detailing how they come up with the layout e.g. duplexes separated from houses etc. Jerry Barnes indicated they found it challenging with duplexes as the Appendix relating to open space states that duplexes need X amount of open space. EB informed the meeting that the previous plan said something similar and that the applicant need to give a rationale as to what they are providing and prove they meet the guidelines to a high standard.
- SW requested to change some of the roads to include more cul-de-sac's, in order to reduce vehicle speeds. Naoimi Lloyd & Brendan Manning agreed to review this.
- SW also suggested introducing different heights between the dwellings to add character to the scheme.

**3. Transport**

Brendan Manning gave an overview of this area.

Declan O'Brien, WCC noted that the applicants are aware that the Council are currently preparing a scheme for the construction and completion of Blessington Inner Relief Road Project and that we need to engage with each other regarding same as there are issues which may effect part of the Blessington Demesne development. DO'B also suggested that they try and introduce another couple of cul-de-sac's. DO'B expects to see the normal reports and reminded the Blessington Demesne Team that reports in relation to lighting should be in accordance with Wicklow County Council Public Lighting Guidelines.

Pat Byrne, WCC noted that the Inner Relief Road will become the N81 so it is important to future proof it as being the main national road. Crossing points etc need to be brought up to standard. In relation to the park PB also suggested that they need to look at ease of maintenance as in the future WCC may be taking this in charge.

**4. Site Services**

Suzanne White informed the meeting that our Engineer Tom Fox could not make the meeting but did make some points in relation to surface water; SuDS; and watercourses.

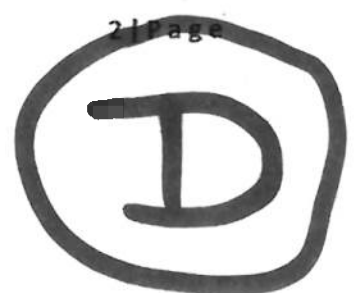
Brendan Manning informed the meeting that in relation to Surface Water they will be submitting a Flood Risk Assessment. Edel Birmingham enquired about flooding and Brendan Manning said that the embankment is very steep & therefore does not flood at this area. They will be providing additional SuDS etc.

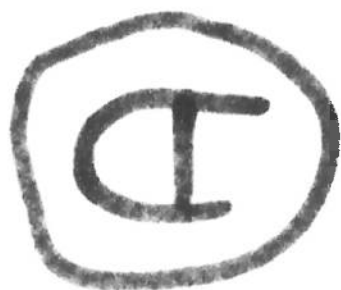
Edel Bermingham informed the meeting that Irish Water are the Department who deal with foul & water, the Blessington Treatment Plant – Brendan Manning said he spoke with IW who confirmed it will be up and running by Christmas, the plant is for an additional 3k people. Edel said that we will need a letter from IW confirming the existing capacity and demand etc will be met or to that effect.

Pat Byrne, WCC queried the current quality of the road gullies etc. Brendan Manning informed the meeting they will get CCTV etc. and send to Pat.

**5. Open Space**

Kevin Fitzpatrick gave an overview of this area.







ers, RECI Certs etc.) should be submitted to the Planning Authority in advance of any request to roll the cash security from a particular phase to another phase of the development. The return, of the cash security shall be subject to, inter alia, the report of an independent chartered engineer (with professional indemnity insurance) confirming that all materials and workmanship of the site infrastructure is in accordance with the plans and specifications submitted.

REASON: To ensure (a) the satisfactory completion of the site development works,  
(b) That the cash security is adequate to cover the cost of recuperative works,  
(c) That the cash security is index linked

#### **Social / Affordable Housing**

7. **Before any development commences**, the applicant or any other person with an interest in the land to which the application relates shall enter into an agreement with the Planning Authority in accordance with the County Development Plan and in accordance with Section 96 of the Planning & Development Act 2000, as amended.

REASON: In the interest of proper planning and development, and having regard to the objectives of the County Development Plan and the Housing Strategy.

#### **Roads and Public Lighting**

8. **(a) No development shall commence on site until** the Road Authority has confirmed in writing that the construction of the northern section of the Blessington Inner Relief Road, from the existing northern roundabout on the Blessington Inner Relief Road to the N81 at Santryhill has commenced.

**(b) No occupation of any dwelling shall commence until** the Road Authority has confirmed in writing that the northern section of the Blessington Inner Relief Road, from the existing northern roundabout on the Blessington Inner Relief Road to the N81 at Santryhill, has been fully constructed **unless otherwise agreed in writing with the Planning Authority**

REASON: To ensure that the road network serving the proposed development has been upgraded to cater for the traffic generated by the proposed development and in the interests of traffic safety.

9. **Prior to the commencement of development**, the applicant shall submit revised plans for the written agreement of the Planning Authority which omit the proposed 'link road' adjoining the existing school link road to the west with access points into the employment zoned lands. The development shall accord with the written agreement.

REASON: Given existing scale of development the access is premature until an overall development for the area is formalised.

10. The proposed housing estate roads and footpaths shall be constructed in accordance with specifications of Section 2 of "Recommendations for Site Development Works for Housing Areas" (Department of the Environment and Local Government 1998), subject to the following amendments/ submissions :-



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**NOTICE OF PROPOSED MATERIAL CONTRAVENTION  
OF DEVELOPMENT PLAN**

**PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)**

**MATERIAL CONTRAVENTION OF WICKLOW COUNTY**

**DEVELOPMENT PLAN 2022-2028**

REF. NO. IN REGISTER 23/689

Notice is hereby given in accordance with section 34(6) of the Planning and Development Act 2000 (as amended) that Wicklow County Council intends to consider deciding to grant permission for:

**Large Scale Residential Development consisting of-**

329 residential units and associated site works, the development will also include the extension of the Blessington Inner Relief Road (approx. 700m long) from the existing 4-arm roundabout at Blessington Demesne Lands, running north west of Blessington Business Park, and north of the Woodleigh residential area to a new four-arm roundabout junction on the N81 Dublin Road. The new roundabout will consolidate existing junctions with Holyvalley, Dorah's Pit and the Roadstone quarry site. A new junction will be provided to the Roadstone Quarry Access Road north of the road's alignment. The scheme will comprise a two-lane single carriageway road with cycle lanes and footpaths, landscaping and drainage works (including attenuation ponds & Sustainable Urban Drainage Systems (SUDS)); road signage and all ancillary site services and development works above and below ground. An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development and are submitted with the application at lands within the townlands of Blessington Demesne, Newpaddocks and Santryhill, Blessington, Co. Wicklow.

**Applicant: Cairn Homes Properties Ltd.**

The development would contravene materially the following objectives of the development plan:

Objectives CPO 4.1, 4.2, 4.5, 4.7 and 6.19 of the Wicklow County Development Plan 2022-2028

Particulars of the development may be inspected or purchased at the offices of the Planning Authority during its opening hours from 9.00am to 3.30pm, Monday to Friday, excluding Bank Holidays. Alternatively, it may be viewed online at [www.wicklow.ie/Living/Services/Planning](http://www.wicklow.ie/Living/Services/Planning)

Any submissions or observations as regards the making of a decision to grant permission received not later than 19th March 2024 will be duly considered by the planning authority.

Signed: Siobhan O'Brien,  
Administrative Officer.

Date 21st February 2024.

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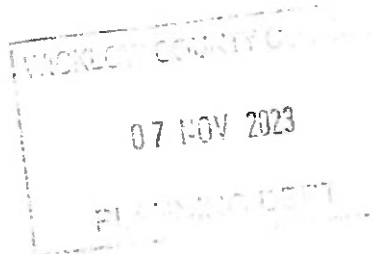
**CAIRN**

**Cairn Homes Properties Limited**  
45 Mespil Road  
Dublin 4  
D04 W2F1

+353 1 696 4600  
www.cairnhomes.com

cont  
8

Planning Compliance  
Planning Department  
Wicklow County Council  
County Buildings  
Whitegates  
Wicklow Town



By email

7<sup>th</sup> November 2023

Dear Sir/Madam,

**RE: CONDITION 8(b) – DEVELOPMENT OF 94 UNITS AT BLESSINGTON DEMENSE, BLESSINGTON, CO. WICKLOW**  
**REF: 20/1146**

I write on behalf of Cairn Homes Properties Ltd in respect of Ref: 20/1146 which is currently under construction for the initial 60 new homes. It is our intention to complete, sell and occupy some of these new homes towards the end of 2023 and I would like to formally discharge Condition 8(b) which states:

**Condition 8:**

**Roads and Public Lighting**

- (a) No development shall commence on site until the Road Authority has confirmed in writing that the construction of the northern section of the Blessington Inner Relief Road, from the existing northern roundabout on the Blessington Inner Relief Road to the N81 at Santryhill has commenced;*
- (b) No occupation of any dwelling shall commence until the Road Authority has confirmed in writing that the northern section of the Blessington Inner Relief Road, from the existing northern roundabout on the Blessington Inner Relief Road to the N81 at Santryhill, has been fully constructed;*

*Unless otherwise agreed in writing with the Planning Authority.*

**Response:**

Following a very successful launch for the first phase we are anxious to provide homes to purchasers as soon as possible. Whilst the northern section of the BIRR has not been constructed, it now forms an integral part of our live LRD planning application for 329 new homes plus public park and road (Reg. Ref: 23/689). The construction of these units and the small level of traffic generated by the occupants of the first 60 houses will not have a significant impact on the existing road network as demonstrated in the attached DBFL traffic report. Notwithstanding this, the upgrade works to the junction of Oak Drive and the N81

Cairn Homes Properties Limited is registered in Ireland no.552325 and is a wholly-owned subsidiary of Cairn Homes plc.  
Registered Office: 45 Mespil Road, Dublin 4, D04 W2F1  
Directors: Shane Deery, John Cahill, Sarah Murray & Michael Stanley  
Secretary: Tara Grumley



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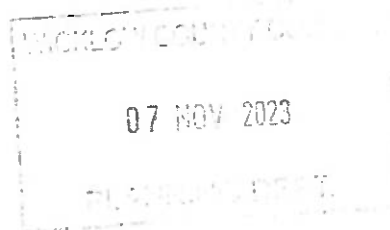
(illustrated in attached DBFL Drawing No. 170106-DBFL-TR-SP-SK-C-1002) have been completed as part of our Phase 1 works.

If you require any additional information in relation to the scheme, please do not hesitate to contact me.

Yours Sincerely,



**Aidan McLernon**  
Head of Planning



Compliance









# Comhairle Contae Chill Mhantáin Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe  
Planning, Economic and Rural Development

Áras An Chontae / County Buildings  
Cill Mhantáin / Wicklow  
Guthán / Tel: (0404) 20148  
Faics / Fax: (0404) 69462  
Rphost / Email: [plandev@wicklowcoco.ie](mailto:plandev@wicklowcoco.ie)  
Suíomh / Website: [www.wicklow.ie](http://www.wicklow.ie)

PRR No: 23/689

12 /04/2024

Frank Smyth,  
13 Deerpark Green,  
Blessington  
Co. Wicklow, W91 FY04

**Re: Planning & Development Act 2000 (as amended)**

**PERMISSION for LARGE-SCALE RESIDENTIAL DEVELOPMENT** consisting of 329 residential units and associated site works, the development will also include: the extension of the Blessington Inner Relief Road (approx. 700m long) from the existing 4-arm roundabout at Blessington Demesne Lands, running north west of Blessington Business Park, and north of the Woodleigh residential area to a new four-arm roundabout junction on the N81 Dublin Road. The new roundabout will consolidate existing junctions with Holyvalley, Doran's Pit and the Roadstone quarry site. A new junction will be provided to the Roadstone Quarry Access Road north of the road's alignment. The scheme will comprise a two-lane single carriageway road with cycle lanes and footpaths, landscaping and drainage works (including attenuation ponds & Sustainable Urban Drainage Systems (SUDS)); road signage and all ancillary site services and development works above and below ground. An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development and are submitted with the application at Site c. 25.14 ha on lands within the townlands of, Blessington Demesne, Newpaddocks and Santryhill, Blessington, Co. Wicklow

A Chara

I refer to the letter of objection/observation received from you in connection with an application by Cairn Homes Properties Limited and am to advise that Wicklow County Council has made its decision. I am attaching for your information a copy of the Council's decision.

Please note that you have the right of appeal to An Bord Pleanála against the Council's decision on this application. Your appeal should be addressed to An Bord Pleanála, 64 Marlborough Street, Dublin 1, and should include, your name and address, details of the nature and site of the proposed development, the name of the Planning Authority, the planning register number, and the applicants name and address. The appeal must be received by An Bord Pleanála within **4 weeks** beginning on the date of the Council's decision.

In the case of a third party appeal, the acknowledgement by the Planning Authority of receipt of the submission or observation made by the person to the planning authority at application stage to show that the submission or observation was made at that stage must accompany an appeal.

The full grounds of appeal and supporting material and arguments must be submitted from the start. Appeals should be accompanied by the correct fee (see attached list). If an appeal does not meet all the legal requirements, it will be invalid and cannot be considered by the Board.

Mise, le meas

**ADMINISTRATIVE OFFICER  
PLANNING, ECONOMIC & RURAL DEVELOPMENT**

*Tá an doiciméad seo ar fáil i bhformáid eile ar tarratas.  
This document is available in alternative formats on request.*

Ba chóir gach comhfhreagras a sheoladh chuig an Stiúrthóir Seirbhíse, Pleanáil, Forbairt Eacnamaíochta agus Tuaithe.  
All correspondence should be addressed to the Director of Services, Planning, Economic and Rural Development.



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