

File With _____

**LARGE RESIDENTIAL
DEVELOPMENT
CORRESPONDENCE FORM**

Appeal No: ABP -319657-24Please treat correspondence received on 14/08/2024 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> |
|--|--|

Amendments/Comments

P.A. response to S.132 notice

4. Attach to file

(a) SHD/LRD Unit ☐ (b) Inspector ☐

RETURN TO EO ☒

Karen Byrne

Plans Date Stamped ☐

Date Stamped Filled in ☐

EO: Karen Byrne

AA: Catherine Flynn

Date: 16/08/2024

Date: 19-8-24

2-1-1



Comhairle Contae Chill Mhantáin Wicklow County Council

Pleanáil, Forbairt Eachnamaíochta 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
Suíomh / Website: www.wicklow.ie

Ms. Mary Tucker,
Executive Officer
An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

AN BORD PLEANÁLA	
LDG- _____	
ABP- _____	
14 AUG 2024	
Fee: € _____	Type: _____
Time: <u>10:00</u>	By: <u>R-Post</u>

13th August 2024

RE: Appeal Ref. ABP-319657-24 (23/689)
Large Scale Residential Development, Blessington, Co. Wicklow

Dear Ms. Tucker,

I refer to your letter of the 30/07/24 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.

It is the position of the Planning Authority that the Blessington Local Area Plan 2013 is an applicable Plan relating to the subject site, in addition to the County Development Plan 2022.

The Planning Authority would note the recent Board decision relating to Appeal Ref. ABP 319137-24 re a site in Rathnew, Co. Wicklow. The Planning Authority would also note the Board's decision under Appeal Ref. ABP-315792-23, where the Board granted permission on the 15/05/24, where it had regard in its stated Reasons and Considerations to the zoning objective of the site. 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.

The Board will observe that the Planning Authority granted permission for the proposed development in accordance with the material contravention process set out in S34 of the Planning & Development Act 2000, as amended. The Planning Authority set out that it considered that the proposed development would materially contravene Objectives CPO 4.1, 4.2, 4.5, 4.7 and 6.19 of the County Development Plan 2022. It did not identify any material contravention of the zoning objective relating to the subject site, or Objective CPO 6.1 of the County Development Plan 2022. In recommending the material contravention to the Elected Members, the Chief Executive had regard to various matters, including the proposed

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All correspondence should be addressed to the Director of Services, Planning, Economic and Rural Development.





Comhairle Contae Chill Mhantáin Wicklow County Council

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Planning, Economic and Rural Development**

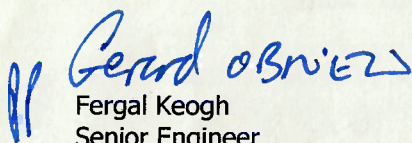
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development incorporating 2 significant elements of public infrastructure, i.e. the completion of the northern section of the Blessington Inner Relief Road and a large Town Park.

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
Wicklow County Council
00 +353 404 20107

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