

# APPLICATION TO AN BORD PLEANÁLA FOR SUBSTITUTE CONSENT

## SITE NOTICE

Vartry Developments Ltd. intend to apply for substitute consent for development at this site Mount Usher View, Ashford, Co. Wicklow.

This application is made on foot of a grant of leave to make substitute consent under ref. ABP-309566-21. The application site occurs over a site of approximately 1.19 ha. site for which planning permission was granted and taken up under Reg. Ref. 081704 (extended under Reg. Ref. 14118) for a mixed use residential, retail and office development consisting of 24 no. residential units (20 no. 3 bed terraced houses above either retail or office space and 4 no. 4 bed semi-detached houses) in 5 no. blocks.

Development for which substitute consent is sought consists of the development permitted under Reg. Ref. 081704. Development under Reg. Ref. 081704 was not completed and currently consists of:

- Blocks A & B consisting of 9 no. 2.5 storey terraced houses with retail (total 528 sqm below) are to pad or first floor plate level only;
- Blocks C and D consisting of 11 no. 3 storey terraced houses with ground floor offices are complete;
- and Block E consisting of 2 no. 2.5 storey semi-detached houses is complete to roof level but not weather tight.

Vehicular access to the site is from two points on the northern and southern corners of the site from Mount Alto Road (L1096).

Site services have been installed, or lands cleared for that purpose over an area of approx. 0.93 ha. to facilitate ancillary site development works that will be completed in accordance with Reg. Ref. 081704.

This application is accompanied by a remedial Natura Impact Statement (rNIS).

Submissions or observations may be made on the application, to An Bord Pleanála, Marlborough Street, Dublin 1, without charge. Submissions or observations must be in writing and made within the period of 5 weeks beginning on the date of receipt of the application by An Bord Pleanála and such submissions and observations will be considered by An Bord Pleanála in making a decision on the application. An Bord Pleanála may grant the consent subject to or without conditions, or may refuse to grant it. The application for consent may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of An Bord Pleanála, or the offices of Wicklow County Council, County Buildings, Wicklow during its public opening hours.

Signed: 

AGENT: Cunnane Stratton Reynolds, 3 Molesworth Pl, Dublin 2, D02 EP97

Date of erection of site notice 9<sup>th</sup> December 2021