



30th March 2022

Strategic Planning Section,
National Transport Authority,
Dún Scéine,
Iveagh Court,
Harcourt Lane,
Dublin 2,
D02 WT20.

Re:

Application for Strategic Housing Development

**Site Location: Townland of Season Park, lands south of Season Park Road,
Newtownmountkennedy, Co. Wicklow**

Applicant: Dwyer Nolan Developments Ltd.

An Bord Pleanála Pre-Application Consultation Ref: ABP-310759-21

Dear Sir / Madam,

1.0. Introduction

- 1.1. On behalf of our clients, Dwyer Nolan Developments Ltd. we wish to advise that an application for Strategic Housing Development (SHD) on a site located on lands to the south of Season Park Road, Newtownmountkennedy, Co. Wicklow, has been submitted to An Bord Pleanála.
- 1.2. We have been directed by An Bord Pleanála, pursuant to Article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, and in accordance with Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016, to provide the National Transport Authority with a copy of the application. Pursuant to same, a copy of the application is enclosed for your information, in soft copy (usb).
- 1.3. We understand that given the circumstances surrounding the Covid-19 pandemic and associated working restrictions related to same, a soft copy of the application is appropriate. As such a soft copy of the application (on USB stick) is enclosed with this cover letter. A hard copy can be provided upon request and receipt of this letter. A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at: www.seasonparkshd.com.

2.0. Proposed Development



2.1. The proposed development is described in full below, as per the public notices:

Dwyer Nolan Developments Ltd intends to apply to An Bord Pleanála for permission for a strategic housing development on a site located on lands at Season Park, Newtownmountkennedy, Co. Wicklow. The site is bounded by Season Park Road (L1037) to the north, by agricultural lands to the west and south, although the latter has permission for residential development under Reg. Ref. No.'s 06/6101, PL27.227704 & 18/381.

The development will consist of 179 no. dwellings, comprised of 121 no. houses, 6 no. duplex units & 52 no. apartments. The houses are comprised of 2 storey detached, semi-detached & terraced houses with 4 no. 2 beds, 86 no. 3 beds and 31 no. 4 beds. The duplex units are accommodated in 3 storey buildings (i.e. Type H) and are comprised of 6 no. 3 bed units at first & second floor. There are 6 no. 1 bed apartments and 46 no. 2 bed apartments (i.e. Types G, H, J & J1), accommodated in 20 no. 3 storey buildings. The proposed development also provides for a crèche (189.9m²), with community use facility overhead (99.45m²) in a 3 storey building.

Access to the development will be via (i) a new vehicular entrance point off Season Park Road to the north, and (ii) via a proposed road extending south and east of the proposed housing, connecting into Main Street, Newtownmountkennedy at Fisher's Corner (as previously permitted under Ref.s 06/6101 & PL27.227704).

The proposed development provides for (i) all associated site development works above and below ground, (ii) public open spaces (9,819m²) and communal open spaces (886m²), (iii) hard & soft landscaping and boundary treatments, (iv) surface car parking (Total: 339 no. spaces), (v) bicycle parking (Total: 158 no. spaces), (vi) bin storage, (vii) public lighting (viii) substation (24m²) all on an overall application site area of 8.5Ha.

The application contains a statement setting out how the proposal is consistent with the objectives of the Wicklow County Development Plan (2016-2022) and the Newtownmountkennedy Local Area Plan (2008), and also contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Wicklow County Council. The application may also be inspected online at the following website set up by the applicant: www.seasonparkshd.ie.

3.0. Inspection and Submissions

3.1. The application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Wicklow County Council. The application may also be inspected online at the following website set up by the applicant: www.seasonparkshd.ie.

3.2. Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (**except for certain prescribed bodies**), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street,



Dublin 1, D01 V902, relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out.

3.3. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent;
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

3.4. An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

3.5. Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100). A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with Sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála's website: www.pleanala.ie or on the Citizens Information Service website: www.citizensinformation.ie.

3.6. A full list of enclosures is detailed in the appendix of this cover letter on the pages over. We trust all the above is in order; however, if you require any further clarification, please do not hesitate to contact us.

Yours faithfully,

Bryan Meredith
Planning Consultant
Armstrong Fenton Associates
Planning & Development Consultants

Appendix:

The following is a full schedule of the documentation, drawings, technical reports, and details enclosed as part of the application i.e. 1 no. soft copy of each.

**Prepared by Armstrong Fenton Associates**

Drawing / Document No.	Title	Scale
N/A	SHD Planning Application Form	A4 Document
N/A	Newspaper Notice as published in The Irish Daily Star on Friday 26 th March 2022	A3 Document
N/A	Site Notice dated for Friday 25 th March 2022	A3 Document
N/A	Cover Letter to An Bord Pleanála	A4 Letter
N/A	Cover Letter to Wicklow County Council	A4 Letter
N/A	Cover Letter to Irish Water	A4 Letter
N/A	Cover Letter to Minister for Arts, Heritage Regional, Rural and Gaeltacht Affairs	A4 Letter
N/A	Cover Letter to Heritage Council	A4 Letter
N/A	Cover Letter to An Taisce – the National Trust for Ireland	A4 Letter
N/A	Cover Letter to Wicklow County Childcare Committee	A4 Letter
N/A	Cover Letter to Transport Infrastructure Ireland	A4 Letter
N/A	Cover Letter to National Transport Authority	A4 Letter
N/A	Cover Letter to Failte Ireland	A4 Letter
N/A	Planning Report	A4 Report
N/A	Statement of Consistency	A4 Report
N/A	Material Contravention Statement	A4 Report
N/A	Statement of Response to An Bord Pleanála's Notification of Pre-Application Consultation Opinion Ref.: ABP-310759-21	A4 Report
N/A	Housing Quality Assessment	A3 Document
N/A	Building Life Cycle Report	A4 Report
N/A	Universal Design Statement	A4 Report
N/A	Social Infrastructure Assessment	A4 Report
N/A	Childcare Demand Assessment	A4 Report
N/A	Part V Cover Letter	A4 Report

Prepared by Michael Walsh Associates / The Applicant

Drawing / Document No.	Title	Scale
N/A	Part V Proposals	A4 Document

Prepared by The Applicant (Dwyer Nolan Developments Ltd.)

Drawing / Document No.	Title	Scale
N/A	Outline Construction Management Plan	A4 Document

Prepared by Davey + Smith Architects



Drawing / Document No.	Title	Scale
N/A	Architectural Design Statement	A3 Document
D1807.S01	Site Location Map	As Shown @A0
D1807.S02	Original Site Survey 1:1000	As Shown @A0
D1807.S03	Site Survey 1:500 1/3	As Shown @A0
D1807.S04	Site Survey 1:500 2/3	As Shown @A0
D1807.S05	Site Survey 1:500 3/3	As Shown @A0
D1807.S06	Proposed Site Layout 1:1000	As Shown @A0
D1807.S07	Proposed Site Layout 1:500 1/3	As Shown @A0
D1807.S08	Proposed Site Layout 1:500 2/3	As Shown @A0
D1807.S09	Proposed Site Layout 1:500 3/3	As Shown @A0
D1807.S10	Part V Site Layout	As Shown @A0
D1807.S11	Taking In Charge Site Layout	As Shown @A0
D1807.S12	Open Space Site Layout 1:500	As Shown @A0
D1807.S13	Bicycle / Bins Site Layout	As Shown @A0
D1807.S14	Substation Drawings	As Shown
D1807.S15	Bicycle Storage units	As Shown @A0
D1807.S16	Phasing Site Layout	As Shown
D1807.SC01	Site Section A-A, B-B, C-C & D-D	As Shown @A0
D1807.SC02	Site Section E-E, F-F & G-G	As Shown @A0
D1807.HT01	House Type A - Floor Plans, Section & Elevations	As Shown
D1807.HT02	House Type A1 - Floor Plans, Section & Elevations	As Shown
D1807.HT03	House Type A2 - Floor Plans, Section & Elevations	As Shown
D1807.HT04	House Type B - Floor Plans, Elevations and Section	As Shown
D1807.HT05	House Type C - Floor Plans, Elevations and Section	As Shown
D1807.HT06	House Type D - Floor Plans, Elevations and Section	As Shown
D1807.HT07	House Type E - Floor Plans, Elevations and Section	As Shown
D1807.HT08	House Type F - Floor Plans, Elevations & Section	As Shown
D1807.HT09	House Type F1 - Floor Plans, Elevations & Section	As Shown
D1807.B.01	Type G - Floor Plans, Section & Elevations	As Shown
D1807.B.02	Type H - Floor Plans, Section & Elevations	As Shown
D1807.B.03	Type J - Plans, Section & Elevations	As Shown
D1807.B.04	Type J1 - Floor Plans, Section & Elevations	As Shown
D1807.B.05	Creche – Proposed Floor Plans, Section & Elevations	As Shown

* ITM file included on soft copy enclosed with application for use by An Bord Pleanála

Prepared by POGA Consulting Engineers

Drawing / Document No.	Title	Scale
18069-150	Road & Block - Sheet 01 of 04	1:500@A1
18069-151	Road & Block - Sheet 02 of 04	1:500@A1
18069-152	Road & Block Levels - Sheet 03 of 04 External Works	1:500@A1
18069-153	Road & Block Levels - Sheet 04 of 04 External Works	1:500@A1
18069-154	Drainage Layout - Sheet 01 of 04	1:500@A1
18069-155	Drainage Layout - Sheet 02 of 04	1:500@A1
18069-156	Drainage Layout - Outfall Connections	1:1,000@A1



18069-157	Drainage - Sheet 03 of 04 External Works	1:500@A1
18069-158	Drainage - Sheet 04 of 04 External Works	1:500@A1
18069-159	Watermain Layout - Sheet 01 of 04	1:500@A1
18069-160	Watermain Layout - Sheet 02 of 04	1:500@A1
18069-161	Watermain – Sheet 03 of 04 External Works	1:500@A1
18069-162	Watermain – Sheet 04 of 04 External Works	1:500@A1
18069-163	Swept Path Analysis – Sheet 01 of 02	1:500@A1
18069-164	Swept Path Analysis – Sheet 02 of 02	1:500@A1
18069-165	Fishers Junction, Upgrade Works and Swept Path	As Shown @A1
18069-166	Roads & Drainage Long Sections Sheet 01 of 06	1:500@A1
18069-167	Roads & Drainage Long Sections Sheet 02 of 06	1:500@A1
18069-168	Roads & Drainage Long Sections Sheet 03 of 06	1:500@A1
18069-169	Roads & Drainage Long Sections Sheet 04 of 06	1:500@A1
18069-170	Roads & Drainage Long Sections Sheet 05 of 06	1:500@A1
18069-171	Roads & Drainage Long Sections Sheet 06 of 06 External Works	1:500@A1
18069-172	SUDS & Drainage Details	As Shown @A1
18069-173	Standard Surface Water Manhole and Drainage Details	As Shown @A1
18069-174	Standard Road Details	As Shown @A1
18069-175	Site Set-Up*	1:500@A3
18069-176	Paved Factor Areas**	1:1250@A3
18069-177	QBAR Drawing**	1:1200@A3
18069-178	Site Layout – DMURS Sheet 1 of 2***	1:500@A1
18069-179	Stie Layout – DMURS Sheet 2 of 2***	1:500@A1
18069	Engineering Planning Report	A4
18069	DMURS Statement of Consistency	A4
18069	Outline Construction, Waste & Environmental Management Plan	A4
18069	Flood Risk Assessment	A4

* Included in Outline Construction, Waste & Environmental Management Plan

** Included in Engineering Planning Report

*** Included in the DMURS Statement of Consistency

Prepared by Ronan MacDiarmada & Associates Landscape Architects

Drawing / Document No.	Title	Scale
N/A	Landscape Rationale	A3 Document
1A	Overall Masterplan	1:1000@A0
1B	Landscape Masterplan	1:500@A0
2	Landscape Boundary & Planting Plan	1:500@A0
3	Combined Landscape, Lighting & Engineering Plan	1:500@A1
4	Landscape Sections	As Shown @A0
5	Landscape Sections	As Shown@A1



6	Landscape and Arborist Plan	1:500@A1
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Prepared by Arborist Associates Ltd.

Drawing / Document No.	Title	Scale
N/A	Arboricultural Assessment	A4 Document
NTMK0001	Tree Constraints Plan	1:500@A0
NTMK0002	Tree Protection Plan	1:500@A0

Prepared by Sabre Electrical Services Ltd.

Drawing / Document No.	Title	Scale
N/A	Outdoor Lighting Report	A4 Report
SES18021	Public Lighting ISOLUX	N/A
SES18021	Public Lighting Layout	1:1000 @ A1

Prepared by Enviroguide Consulting

Drawing / Document No.	Title	Scale
N/A	Appropriate Assessment Screening Report	A4 Report
N/A	Ecological Impact Assessment Report	A4 Report
N/A	Environmental Impact Assessment Screening Report	A4 Report
N/A	Statement in accordance with Article 299B(1)(b)(ii)(II)(C) of the Planning and Development Regulations 2001, as amended	A4 Report

Prepared by Archaeology Plan, Archaeologists

Drawing / Document No.	Title	Scale
N/A	Archaeological Assessment	A4 Report

Prepared Chris Shackleton Consulting

Drawing / Document No.	Title	Scale
N/A	Sunlight, Daylight & Shadow Assessment	A3 Document

Prepared by NRB Consulting Engineers



Drawing / Document No.	Title	Scale
N/A	Transportation Assessment Report	A4 Document

Prepared by Bruton Consulting Engineers

Drawing / Document No.	Title	Scale
1402R01	Stage 1 Road Safety Audit	A4 Document

Prepared by Kineada Limited

Drawing / Document No.	Title	Scale
N/A	Letter of Consent	A4 Document

Prepared by Wicklow County Council

Drawing / Document No.	Title	Scale
N/A	Letter of Consent	A4 Document

Prepared by Irish Water

Drawing / Document No.	Title	Scale
N/A	Pre-Connection Enquiry Letter	A4 Document
N/A	Design Submission Letter	A4 Document

