



30th March 2022

Planning Department,
Wicklow County Council,
County Buildings,
Station Road,
Whitegates,
Wicklow,
A67 FW96

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. please find enclosed an application for Strategic Housing Development (SHD) on a site located on lands to the south of Season Park Road, Newtownmountkennedy, Co. Wicklow.
- 1.2. Two no. Section 247 pre-planning consultations regarding the development was held between the applicant, their agents, and Wicklow County Council on 8th November 2018 & 30th September 2020. Subsequently, pre-application consultation was held with An Bord Pleanála under case reference ABP-310759-21. Pre-application consultation with An Bord Pleanála comprised of a meeting held online via Microsoft Teams on 28th September 2021.
- 1.3. Having received An Bord Pleanála's Notice of Pre-Application Consultation Opinion in October 2021 under An Bord Pleanála Case Reference ABP-3106759-21, the applicant has now submitted an application for Strategic Housing Development to An Bord Pleanála.
- 1.4. Please find enclosed 6 no. printed copies and 1 no. digital copy of the application copy (on USB stick) in machine readable format, as required under Article 297(5) of the Planning and Development (Strategic Housing Development) Regulations 2017. A list of the documents enclosed



with the application is provided within the Appendix to this cover letter.

- 1.5. A dedicated website for the application has been set up by the applicants which contains links to all the documentation, drawings, and details, submitted as part of the application. This website can be viewed online at www.seasonparkshd.ie.

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. Enclosures

- 3.1. In accordance with the requirements of the Planning and Development (Strategic Housing Development) Regulations 2017, please find enclosed 6 no. printed copies and 1 no. soft copy (USB stick) of the documentation, drawings, technical reports, and details, submitted to An Bord Pleanála as part of the application.
- 3.2. You should also be aware that a dedicated website for the application has been set up by the applicant which contains links to all the documentation, drawings, technical reports, and details, submitted as part of the application. This website can be viewed online at www.seasonparkshd.ie.
- 3.3. Please refer to the appendix on the pages over for a full list of enclosures. Trusting all of the above is in order.

Yours faithfully,

A handwritten signature in black ink that reads "Bryan Meredith". The signature is written in a cursive style and is positioned above a horizontal line.

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. 6 no. hard copies of each & 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
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N/A	Outline Construction Management Plan	A4 Document
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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

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 Screening 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

