

Planning and Development (Housing) and Residential Tenancies Act 2016
Planning and Development (Strategic Housing Development) Regulations 2017

Notice of Strategic Housing Development

Application to An Bord Pleanála

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 development under 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.

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, 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. 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.

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.

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.

Signed:  of Armstrong Fenton Associates, Planning & Development Consultants (Agent).

Agent's Address: Unit 13, The Seapoint Building, 44-45 Clontarf Road, Dublin 3, D03 A0H3.

Date of erection of Site Notice: 25th March 2022.