

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

We, Drumakilla Ltd, intend to apply to An Bord Pleanála for permission for a strategic housing development at this site on lands c. 6.2 ha located between Convent Road and Bellevue Hill, Delgany, Co. Wicklow (consisting of former Carmelite Monastery lands). Delgany Carmelite Monastery is a PROTECTED STRUCTURE.

The development consists of:

232 residential units comprising:

- 96 houses consisting of:
 - 32 No. 2 bed
 - 44 No. 3 bed
 - 20 No. 4 bed

The houses are provided in the following composition: 4 No. detached, 36 No. semidetached and 56 No. terraced. 88 houses are 2 storey and 8 houses are bungalows.

- 136 no. apartments provided within 2 No. four-storey apartments blocks (one over basement parking and storage) and within 5 No. three-storey duplex blocks as follows:
 - 28 No. 1 bed
 - 82 No. 2 bed
 - 26 No. 3 bed
- Provision of a new vehicular entrance from Bellevue Hill Road to the west of the site and new vehicular access from Convent Road to the east.
- Provision of pedestrian and cycle connections from the site to north, south east and south west.
- Change of use of Gate Lodge to management office.
- Change of use of Protected Structure (consisting of a Church and villa) to community/cultural facility and crèche (551 sqm).
- Provision of extension to rear of the Protected Structure for creche use (73 sqm).
- Demolition of modern extension to Protected Structure, demolition of bungalow and demolition of out-buildings (total 1,896 sqm).
- The development also includes site clearance, landscaped private, communal and public open space, removal of walls, new boundary treatments, 420 parking spaces, ESB substation/switchroom, lighting, play areas, c 364 cycle spaces, site drainage works and all ancillary site development works above and below ground.

The application contains a statement setting out how the proposal will be consistent with the objectives of the relevant development plan (Wicklow County Development Plan 2016 – 2022) and Local Area Plan (Greystones-Delgany and Kilcoole Local Area Plan 2013-2019).

The application 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 the 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.delganyshd.ie

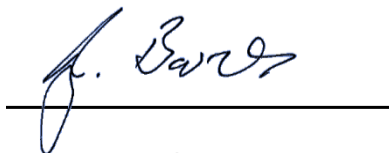
Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, relating 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, consideration 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).

Signed



Jerry Barnes, MacCabe Durney Barnes (Agent for the Applicant), 20 Fitzwilliam Place, Dublin 2, D02YV58

Date of erection of site notice: 20th October 2020