



Blessington Local Area Plan Submission - Report

Who are you:	Agent
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Email Address:	[REDACTED]
Reference:	BLESSLAP-190940
Submission Made	April 2, 2024 7:11 PM

File

Cover Letter and Planning Consultant Assessment of LAP 2024.pdf, 0.11MB

Appendix 1 - Blessington Zoning Presentation.pdf, 4.96MB

Appendix 2 - Proposed Zoning Map.pdf, 1.82MB

Appendix 3 - Proposed New Road Map.pdf, 1.94MB

Appendix 4 - Correspondence with WCC re. N81 Road Expansion.pdf, 0.71MB

Colin McGill. B.A.(Hons), M.Sc. MRTPI.

Chartered Town Planner,

[REDACTED]

[REDACTED]

[REDACTED]

29th March 2024.

BLESSINGTON LOCAL AREA PLAN REVIEW 2024

Dear Sir/Madam,

This letter is a submission to the proposed review of the Blessington Local Area Plan 2024. It is made on behalf of **Dunmoy Properties Limited**, which owns land to the south of the town, on either side of the N81. The details of the submission are contained in the accompanying documentation, specifically *Appendix 1 – Blessington Zoning Presentation*.

Rationale for the Proposed Submission.

It is noted that the Issues Paper, published in advance of the review of the Local Area Plan (LAP), highlights the following:

- The focus for new residential development is to be mainly within the existing built-up area.
- Regard is to be had to the established and sustainable pattern of development.
- There is a need to address the evolving needs of the community.
- Regeneration of the former quarry represents a challenge.
- In promoting economic development and the creation of employment opportunities there is a need to ensure that land is zoned for education, community, sports and recreation.
- There is an objective to further the development of the Blessington Greenway.
- Infrastructure- important considerations include the provision of footpaths, cycle lanes and traffic management proposals.
- The Big Picture Strategy is to provide for healthy place-making and opportunities for product-based employment.

The focus on the existing footprint of the built-up area, for residential development, derives from the National Planning Framework (NPF). In the Development Plan Guidelines 2022, the Tier 1 approach to residential zoning of lands focuses on those that connect to existing services and are within the built-up area. These objectives are re-enforced in the recently published Sustainable Residential Development & Compact Settlements Guidelines 2024. These, also, promote sequential approach to development with a focus on lands within settlement boundaries. In Section 3.3.1., for towns of approximately 5,000 population, priorities for residential development should include: (e) the delivery of sustainable and compact urban growth expansion in locations close to the existing built-up footprint and (f) the delivery of sequential and sustainable urban expansion at suitable locations closest to the urban core and that can be integrated into the existing footprint.

The Compact Settlement Guidelines also promote infill development as one of the better ways to achieve compact growth in a town of approximately 5,000 people. (Section 3.3.3. (d)). The

County Development Plan, Strategic County Outcomes, promotes the delivery of compact growth in all towns and villages by capitalising on the potential for infill and brownfield development. Section 3.9. of the Plan, in outlining compliance with SPPR1 of the 2018 Guidelines on Urban Development and Building Heights, states the Plan, but more importantly future Local Area Plans..... will identify areas for.... Infill development. This aim is again stated in Section 6.3.2. of the Plan, with reference to NPO 35 of the National Planning Framework. New residential development will focus on the densification of the existing built-up area and infill development.

Map 1 in *Appendix 2 – Proposed Zoning Map* of this submission shows the location of the subject lands within the settlement boundary of Blessington. It also shows that the development of the lands would constitute infill development. The lands are located between Burgage Manor, to the east, and lands undergoing development to the west of Kilmalum Road. These lands, to the west of the road, are in the administrative area of Kildare County Council. They are zoned for residential purposes and a primary school, in the Development Plan 2023-29, Blessington Environs.

Further to the above, it is noted that that existing NFP growth estimates and housing targets are under review. This is subsequent to the 2022 Census of Population. Revisions are expected in June 2024. The existing NFP estimated the annual rate of population growth in the Country would be 0.9% per annum. The Census indicated that the growth rate was actually 1.3% p.a., with Wicklow growing at 1.5% p.a.

Comparison of the target for housing stock in the CDP 2016-22 and the actual number of dwellings identified in the Census reveals a shortfall in provision of c.10,000 dwellings in the county. Appendix 3, Section 2.2. of the CDP 2022-28, notes that the growth targets in the Plan are likely to be reviewed/ revised well before 2028.

Section 28. Development Plan Guidelines 2022.

Whilst focused on County Development Plans, it is considered that the Guidelines are also relevant to the preparation of Local Area Plans. In particular, in the identification and zoning of lands for new housing, priority should be focused on lands that can most quickly and appropriately provide new houses. Longer term development areas can also be facilitated, for development in the future. (Section 1.3.5.).

PROPOSED ZONING SUBMISSION.

It is subsequent to the above that this submission is made to the LAP review. The proposed re-zoning of lands (identified on Map 2 in *Appendix 2 – Proposed Zoning Map*) constitutes a range of uses that will fulfil several key objectives of the National Planning Policies and Guidelines. It will also address many of the issues identified in the issues paper, published by the planning authority.

The submission provides for improvements to the N81 (see *Appendix 1 – Blessington Zoning Presentation* and *Appendix 3 – Proposed New Road Map*). These will provide an upgrade to the existing access to the south of the town. Traffic safety for motorists, cyclists and pedestrians will be greatly enhanced. The opportunity for safe access to lands on either side will facilitate the provision of employment, community and sports facilities. In addition, the re-zoning of c.4.4 hectares of land for residential purposes will make viable the delivery of the improvements to the N81. Houses can be readily delivered in a sustainable infill location, adjoining existing residences and supporting recreational and community facilities to be provided. The location of the residences will help balance growth in the town, which is currently focused to the north and west.

The volume of dwellings possible is not considered to have any material impact on the target of housing units for Blessington, which will be revised in the near future.

Provision is also made in the submission to re-zone c.4.5 hectares of land to the west of the N81 for employment purposes. These lands are at the entrance to the town and will benefit from good access, off the improved road. Finally, c.3.7 hectares of land, to the east of the N81 and south of Burgage Manor, are proposed to be re-zoned for open space, sports and recreation.

Consequently, the submission is considered to be a well-considered and integrated package which will benefit the south of the town. The re-zoning of the lands, as proposed, will promote residential infill development, provide for employment and recreational/ sporting facilities and upgrade the N81 with substantial improvements in access and safety for all users. It is recommended that the proposals be favourably considered and included in the forthcoming Local Area Plan.

Yours sincerely,



Colin McGill, Chartered Town Planner.

Attachments:

Appendix 1 – Blessington Zoning Presentation

Appendix 2 – Proposed Zoning Maps

Appendix 3 – Proposed New Road Map

Appendix 4 – Correspondence with WCC re. N81 Road Expansion



DUNMOY

PROPERTIES LIMITED

Proposed Land Use Change to Lands to the South of Blessington

Local Area Plan Submission 2 April 2024

www.dunmoy.ie

Who we are and what we do

- Dunmoy Properties Limited (“Dunmoy”) is an Irish property company founded in 2018 and focused on residential and commercial development and property management.
- **Residential Developments** current projects include:
 - 22 homes in Rathfarnham, Dublin 14 – Under Construction (March 2024);
 - 21 homes in Blessington – Awaiting a decision with An Bord Pleanála;
 - 65 apartments in Bray – Pre-Planning Completed. Planning submission Q2 2024.
- All Dunmoy developments are designed and built with care and attention to detail for 21st century living and feature high ceilings, good storage, extra sound insulation, Fibre Internet, Work From Home zones and an overall exceptionally high standard of finish at a range of price points.
- **Commercial Property** under management include:
 - Industrial Property in Sandyford, Co. Dublin leased to US Healthcare Multinational – Baxter.
 - Educational Property in Drogheda, Co. Meath leased to Louth Meath Educational and Training Board. Dunmoy completed a full refurbishment of this building on behalf of the tenant and the building is now the National Training Centre for Electricians.

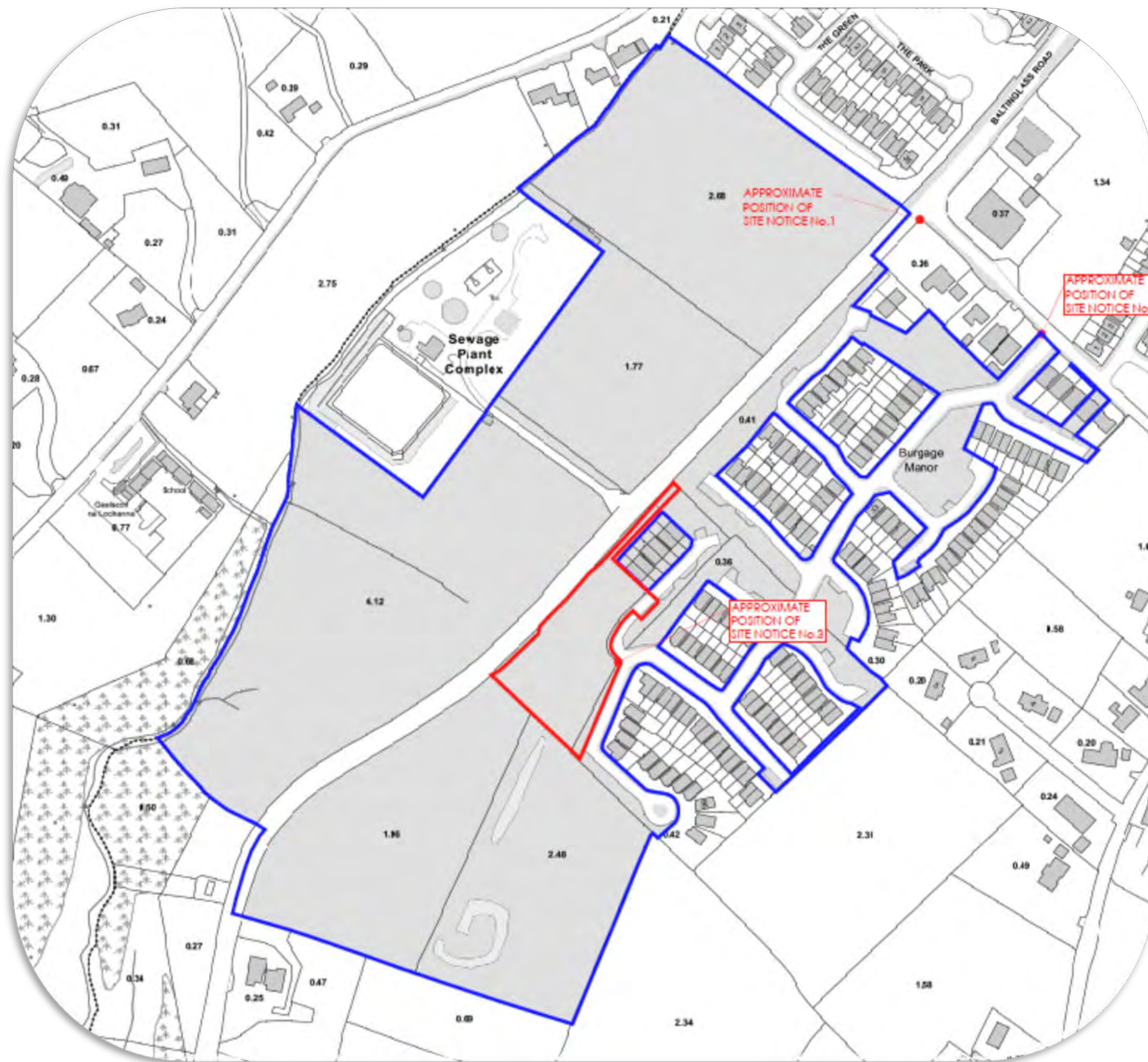


Blessington Local Area Plan Review

Rationale for the Proposed Submission

It is noted that the Issues Paper, published in advance of the review of the Local Area Plan (LAP), highlights the following:

- The focus for new residential development is to be mainly within the existing built-up area.
- Regard is to be had to the established and sustainable pattern of development.
- There is a need to address the evolving needs of the community.
- Regeneration of the former quarry represents a challenge.
- In promoting economic development and the creation of employment opportunities there is a need to ensure that land is zoned for education, community, sports and recreation.
- There is an objective to further the development of the Blessington Greenway.
- Infrastructure - important considerations include the provision of footpaths, cycle lanes and traffic management proposals.
- The Big Picture Strategy is to provide for healthy place-making and opportunities for product-based employment



Dunmoy - Burgage Lands

Our lands in Blessington (Folio WW1752F) is shown here. These lands are to the South of the town and are on both sides of the N81.

The Dunmoy Burgage lands total 17.03 Hectares and are zoned “Existing Residential”, “Employment”, “Park and Ride”, “Community & Institutional”, and “Agricultural”.

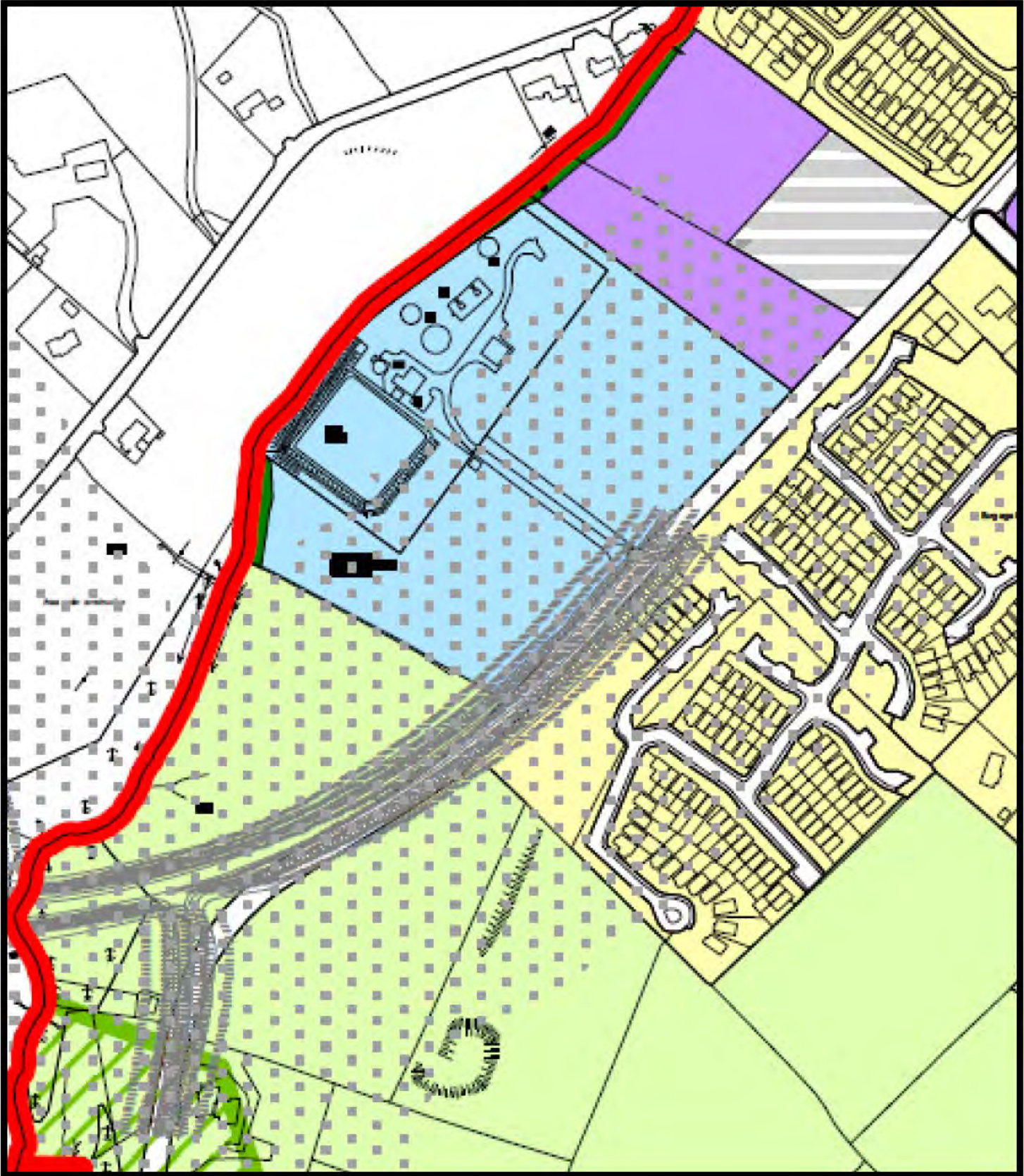
The area highlighted in red, is the subject of a current planning application for 21 homes. It is currently with An Bord Pleanála (Ref. 315792), having previously been granted by Wicklow County Council (Ref. 22/574). This development site is not included in this submission.

We believe that Dunmoys’ strategic land holding offers exceptional potential in the new Local Area Plan to address much needed housing, provides employment and support new community infrastructure and open space to benefit the entire community, furthermore, it also assists in delivering a safer, more pedestrian and cycle friendly, N81 as it enters Blessington at the South of the town.

Dunmoy - Burgage Lands as of February 2024



Current Zoning - Blessington Local Area Plan 2013-2019



Employment/Proposed Employment



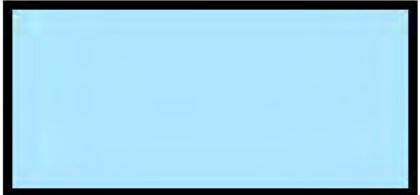
2.0 Hectares

Park & Ride Lands



0.7 Hectares

Community, Educational & Institutional



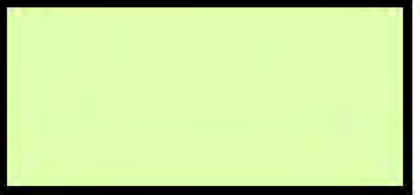
4.0 Hectares

Existing Residential



3.74 Hectares built
0.69 Hectares SPP

Agricultural Lands



5.9 Hectares



Current Zoning

- ✓ **Park and Ride:** We understand this was proposed at this location in conjunction with the proposed N81 Bypass/Outer ring road works and in supporting a high-quality bus corridor. With this not currently in any future plans, this land use is no longer appropriate at this location and as it is fully serviced, this land has greater potential for other uses.
- ✓ **Community, Institutional & Educational:** We have contacted the Department of Education, to be told that whilst there is a need for an additional school in the area, a location has been chosen. Expansion to the Water Treatment works has been completed within the existing footprint and takes capacity to 9,000 population. We explored use for a Gym/Swimming Pool but regrettably this was not commercially viable.
- ✓ **Employment Zoning:** The current area zoned Employment is high-value serviced land, with a small section, along the stream, impacted by Uisce Eireann infrastructure. This strip of land could serve as Open Space in a residential development. With the existing Employment Use location, this area is more suited to office use, with parking nearest the stream. However, the Issues Paper focused more on Product based industries and therefore more Industrial styled units. As such this current zoning location is not ideal for the industrial units that are envisaged. We, therefore, propose to move this Employment zoning to the south, to have a larger more contiguous area, more viable commercially for Industrial style units and in a location that is less visually impacting to the homes that surround this land on 3 sides.
- ✓ The **Agricultural lands** are suitable primarily for rough grazing with a number of gravel piles and pits. These lands, in the section nearest the N81 to the southeast, have a steep gradient making them unsuitable for development. We believe these lands could better benefit the community as community sporting lands and open space. Using the steeper lands for an access road and parking facilities and the flatter lands overlooking the lake for 2 new sports pitches.



Local Needs

Identified Local Needs from Resident Engagement

- The N81 through Nolands Bend is a known Accident Black Spot. The recent death of a young girl near the Texaco Garage must be addressed through a safer pedestrian crossing, but also slowing traffic as it enters the town.
- The N81 currently presents an unattractive entrance to Blessington and the Road is dangerous. The current foot and cycle path ends at the Texaco Garage – The road from there to the Blessington Lake Greenway is unsafe for cyclists, pedestrians or any other road users.
- There is a lack of sports facilities in the town and currently the football team need to travel a considerable distance outside the town to play football, whilst the rugby team use Russborough House lands for their needs. The roads to both are unsafe for cyclists and pedestrians.
- Any plan for these lands needs to allow for the interconnection to a town bypass to be built in the future and other additional infrastructure in the form of any land that Uisce Eireann should require in future for expansion of the water treatment plant.

Dunmoy Proposal to Satisfy These Needs

- Realign the N81 installing 2 new roundabouts and improving the road for Pedestrian and Cycle use all the way to the Blessington Lake Greenway.
- The Southern of these 2 new roundabouts will be a new “Welcome to Blessington” roundabout. From there we propose introducing a lowered speed limit, supported by street furniture and enhanced low level street lighting. This will slow traffic as it enters the town reducing stopping distances and making it safer for all.
- Extend the Cycle path and footpath from the Texaco Garage to the Greenway to make it more accessible for pedestrians and cyclists.
- Leveraging enhanced and safe access, by constructing a new Club House and new Deso Standard (All weather Grass) Football/Rugby Pitches and Club House facilities.
- Allow a New Access Route from the N81 to a future town bypass.

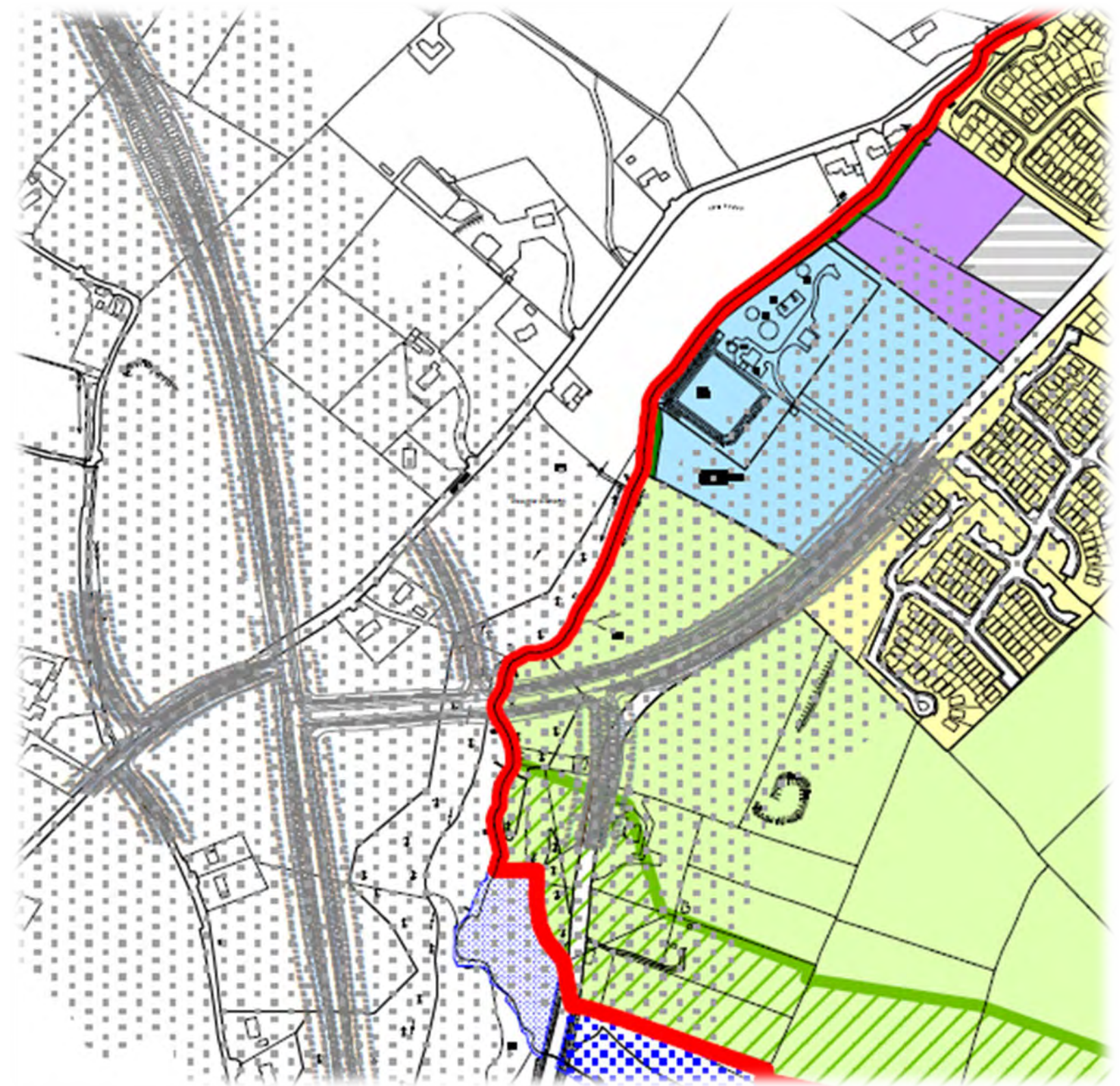
Infrastructure - Water Treatment Plant

- ✓ **Plant is operated by Veolia on behalf of Uisce Eireann**
- ✓ **Treatment Capacity:** Recent upgrade required no new land for a 50% capacity increase.
- ✓ **Recent Upgrade:** The project involved the following works:
 - ✓ Increase the capacity of the treatment plant to serve a population equivalent of 9,000 (previous capacity was a population of 6,000);
 - ✓ Installing a new Primary Treatment system, including an inlet pump station and two primary sedimentation tanks;
 - ✓ Upgrading the existing Aeration Tanks;
 - ✓ Installing a new Odour Control System and associated works;
 - ✓ Construction of a new treatment tank and associated pipework to enable future capacity.
- ✓ **Future Expansion:** We approached the local engineer to enquire if additional land would be required to further expand the plant. We were advised that allowance has already been given to some future expansion. He opined the plant could be further expanded within the current footprint to support circa 12000 population. The question, therefore, is how big Blessington is likely to grow in the future. We accept this was not a formal engagement with Uisce Eireann, but we note that the total land within the current Treatment Plant compound in Blessington is circa 18,000m² (1.8 Hectares). The site selection criteria for the new treatment plant in Arklow which is due for commissioning in 2025 supports 24,000 people (and has expansion capacity up to 36,000) and required a site of 2.0 Hectares.
- ✓ In considering the retention or zoning of a section of our lands for future expansion of the treatment plant, we therefore recommend, as part of this LAP, the Council, along with ourselves, engage with Uisce Eireann to identify what lands they may require for capacity expansion in the long-term future. We note this a) may not be required given current capacity and expansion capability in the current footprint; b) could be on the Kildare side of the county Boundary (the topology of the land may lend itself better to expansion on the Kildare side); and c) if it is required on Dunmoy controlled lands, the Council should Zone accordingly to what Uisce Eireann may realistically require and where they may require it. Either way, it is only Uisce Eireann who can advise, and our recommendation therefore is to engage Uisce Eireann for a 3-way discussion on this matter.



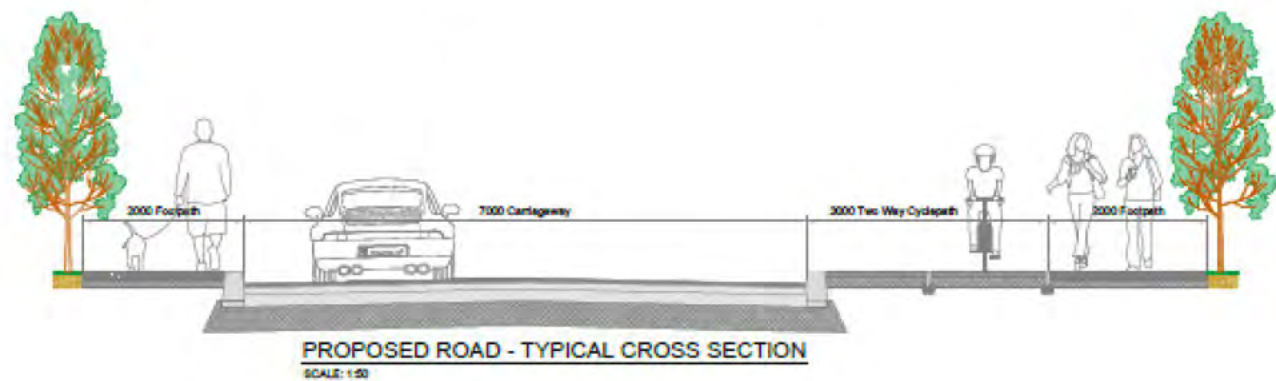
Infrastructure - New Road Proposal

- One key area of concern for local residents is the safety of the N81 for pedestrians and other road users, specifically the speed of vehicles as they enter Blessington from the South and secondly the series of dangerous corners known as Noland's Bends. There is currently no footpath or cycle path along this stretch of the N81 meaning there is no safe pedestrian access from the Texaco Garage to anywhere further south.
- The current Local Area Plan for Blessington shows a proposed Blessington Outer Ring Road or Bypass, with lands in the environs identified for potential routes. These indicate a potential junction and access spur to this new road at the south of our lands.
- In 2019, prior to purchasing our lands, we sought confirmation from Wicklow County Council regarding these proposed works. In 2019 and again in 2020, we were advised in writing that there were no road improvement plans on this stretch of road.
- With the above resident concerns in mind, and with a view to opening up safe access to our remaining lands to aid their further development, we engaged POGA Consulting Engineers to draft up the proposed road re-alignment for this section of the N81.
- On 31st October 2023 Dunmoy, along with our Architects and Engineers, had a Teams call with the WCC Road Engineers, John Bowes (Snr Engineer, Transport & Roads), Brendan Doyle (Project Liaison Officer for Transport & Roads) and Patrick Byrne (District Engineer, Baltinglass Municipal District).
- At this meeting, we asked for the Engineering teams' input on a proposed realignment proposal. The engineers from WCC noted that they could see merit in our proposal to address the accident black spot and encouraged us to look at a proposed route for the N81 that was closely inline with the existing N81. The Engineering team were broadly supportive of our proposal.

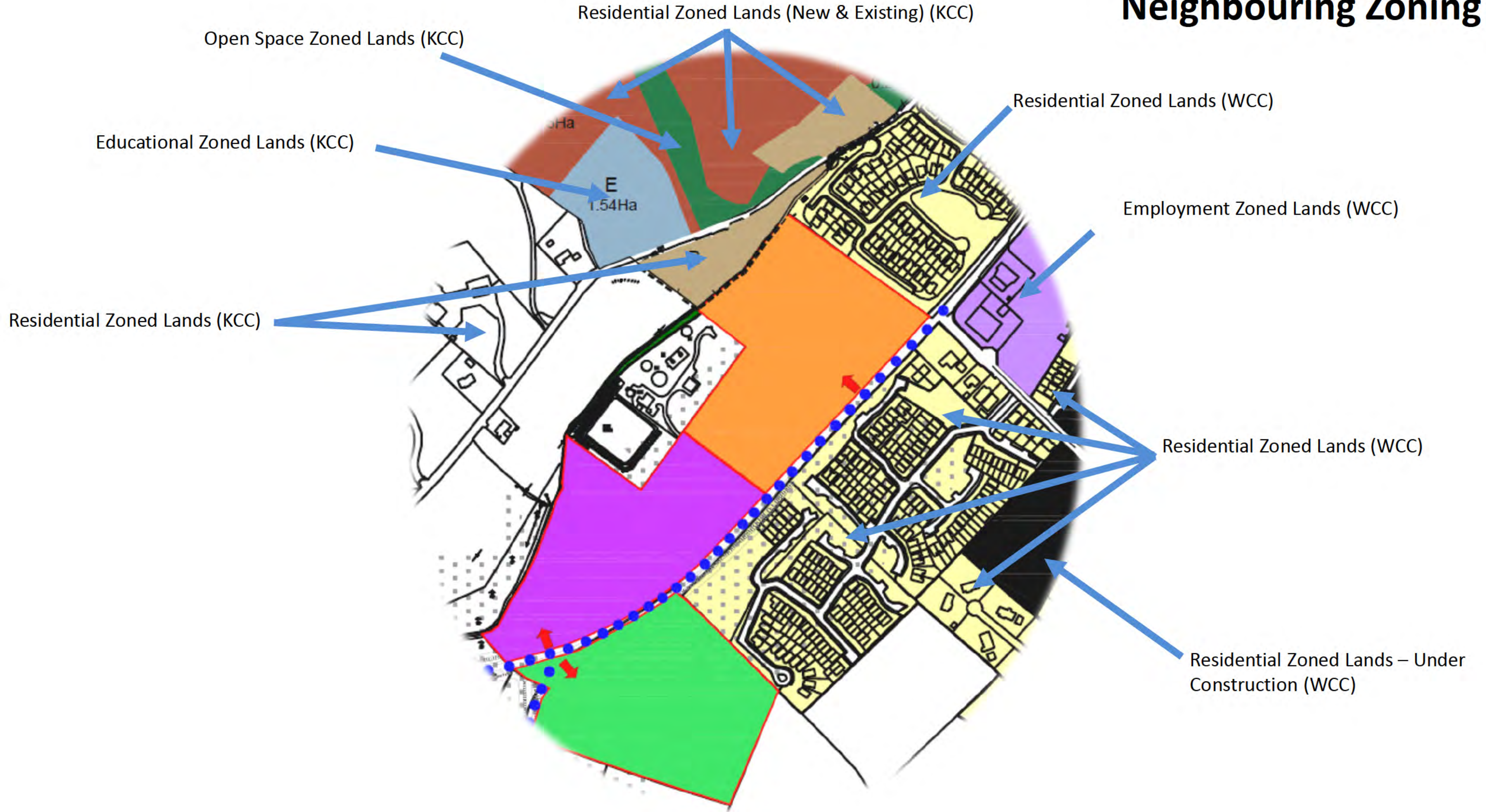


Infrastructure - Roads Proposal

- This proposed scheme has been drafted by POGA, our Consultant Engineers, and introduces two roundabouts and additional street infrastructure, footpaths and a dedicated cycle path. This allied with low-level lighting and a proposed lower speed limit, will deliver lower traffic speeds as vehicles enter Blessington from the South along the N81. Our proposed route for the N81 mirrors the path of the existing N81 and provides a future access road to connect in with any future outer relief road/Blessington Bypass.
- The roundabouts will act as safe access points for our lands to the East and west of the N81, and are strategically placed in areas which, due to ground conditions, would in-effect be sanitised from alternate development.
- The proposed roundabout to the south will act as a new “Welcome to Blessington” roundabout and mark the southern entrance to the town. This roundabout will also give access to proposed parking for the Open Space outlined in our proposal. And access to any future Bypass and our Enterprise Zoned Land as per this proposal.
- The access road off the roundabout to the northern end is located to align with Irish Water Infrastructure and will give safe access to the residential zoned lands we propose in this proposal.
- In Red on the plan opposite is the extended cycle path we propose will run all the way to the Blessington Lake Greenway.



Neighbouring Zoning





Dunmoy Proposed Zoning

✓ **Identifying Land Use.** In compiling this proposal, we have undertaken several Ground Investigation works to identify ground and soil conditions, topology and all existing infrastructure including via the use of a Ground Penetrating Radar on part of the lands. This has enabled us to put forward a clear and deliverable proposal identifying zonings that work now and can be actioned upon; proposing access points that provide multiple benefits for use on what would otherwise be sanitized lands due, to existing underground infrastructure.

Employment/Proposed

Employment



4.5 Hectares

New Residential



4.4 Hectares

Open Space



3.7 Hectares

Section 28. Development Plan Guidelines 2022.

Whilst focused on County Development Plans, it is considered that the Guidelines are also relevant to the preparation of Local Area Plans. In particular, in the identification and zoning of lands for new housing, priority should be focused on lands that can most quickly and appropriately provide new houses. Longer term development areas can also be facilitated, for development in the future. (Section 1.3.5.).





Residential Zoning Proposal

This map shows the location of the subject lands within the settlement boundary of Blessington. It also shows that the development of our northern parcel of lands would constitute infill development.

The lands are located between Burgage Manor, to the east, and lands undergoing development to the west, on the Kilmalum Road. These lands are in the administrative area of Kildare County Council. They are zoned for residential purposes and a primary school, in the Development Plan 2023-29, Blessington Environs.

The subject lands we propose for New Residential are fully serviced and are a prime candidate for residential development to the south of Blessington town.

Our proposed road realignment will allow safe access to these lands from a roundabout on the N81, in addition to improving the N81 for all road users.

Employment Zoning Proposal

Our lands currently have zoning for c.2.7 Hectares of Employment and Park & Ride use. We are proposing to move the Employment zoned lands to the south and increase the area zoned employment to c.4.5 hectares. Our proposed road realignment will further allow safe access to these lands from a southern “Welcome to Blessington” roundabout on the N81.

Open Space Zoning Proposal

The remaining lands, currently zoned agricultural, we propose these be re-zoned to Open Space. We propose the eastern section, given the gradient, house 2 pitches (football/rugby) with the western area providing parking access and other amenities within the permitted Open Space uses. Access to these lands will be from the proposed new roundabout at this location.

We have engaged with the representative of a joint sporting clubs submission relating to this Local Area Plan. They were supportive of our proposal, and the location of the proposed pitches. We will be happy to continue discussions with these two clubs subject to the outcome of this LAP review.

Dunmoy – Burgage Lands Proposal - Summary

Solutions Our Proposal Enables

- Addresses dangerous bends on the N81, Reduces speeds and make the roadway safer for all road users.
- Provides safe access into lands for new homes, new employment and new recreation and safe access to the Blessington Lakes Greenway.
- Puts new road infrastructure in place that will facilitate the new outer ring road / bypass, if built in the future.
- Expands lands zoned for Employment purposes making this land more viable for Employment related activity.
- Allows for New Residential in a fully serviced site that is surrounded on 3 sides by lands zoned Existing Residential.
- Delivers 2 new sports fields for the community, with new parking and clubhouse facilities, on a beautiful site overlooking the lake.

The Big Picture Strategy is to provide for healthy place-making, deliver new homes, improve the entrance to Blessington for all, deliver new community sporting infrastructure and provide opportunities for product-based employment.

We therefore believe this is a deeply considered proposal and one with very strong merits for incorporation into the Local Area Plan for Blessington.

We are very happy to partake in any further discussion on our proposal and relevant contacts are provided on the following page.



DUNMOY
PROPERTIES LIMITED

Contact Details:

Jonathan Turner
Dunmoy Properties Ltd

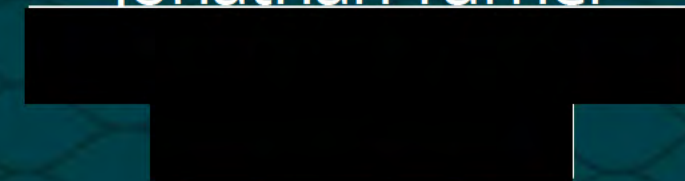
Colin McGill
Planning Consultant

Paul Moran
POGA Consulting Engineers

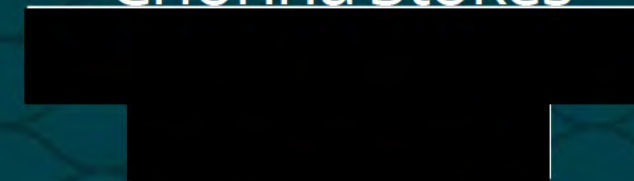
Michael Browne
BBA Architecture

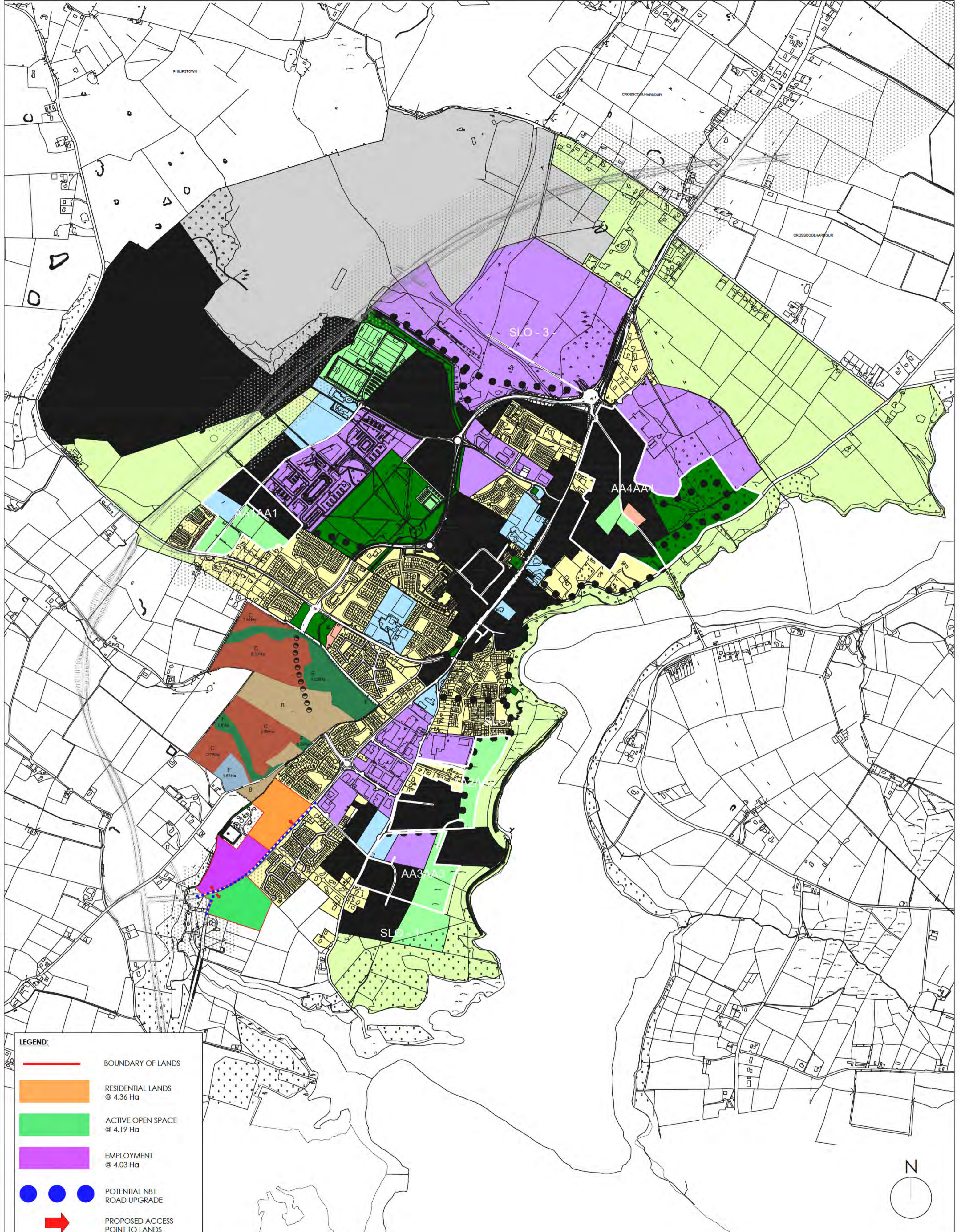
Dunmoy Properties Ltd

Jonathan Turner



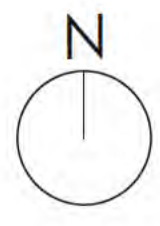
Crionna Stokes





LEGEND:

- BOUNDARY OF LANDS
- RESIDENTIAL LANDS
@ 4.36 Ha
- ACTIVE OPEN SPACE
@ 4.19 Ha
- EMPLOYMENT
@ 4.03 Ha
- POTENTIAL N81
ROAD UPGRADE
- PROPOSED ACCESS
POINT TO LANDS

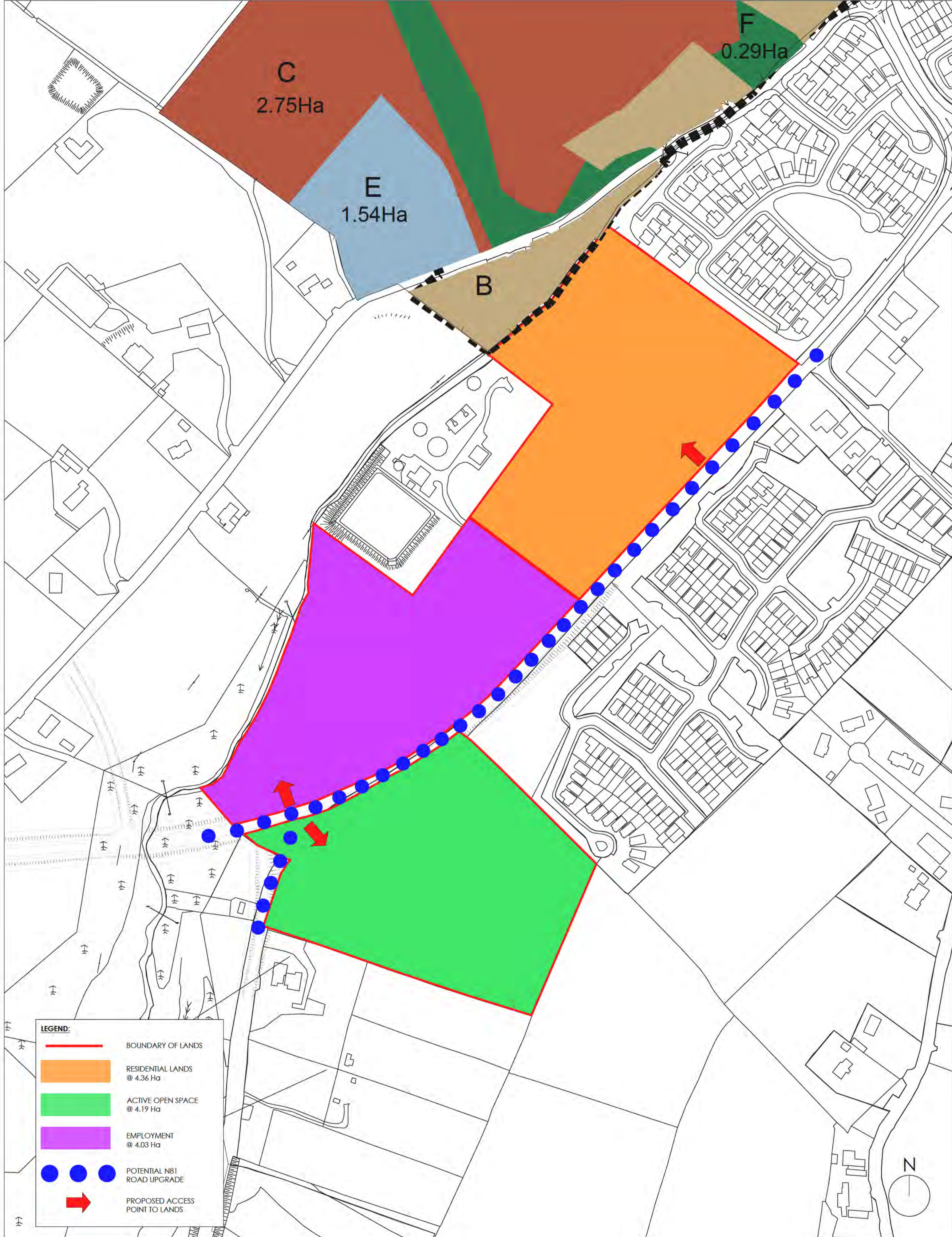


**PROPOSED LAND REZONING AT BLESSINGTON, CO. WICKLOW
CONTEXTUAL MAP - NTS**

NOTE:
MAP PRODUCED FOR DIAGRAMATIC PURPOSES ONLY. DO NOT SCALE.

bba architecture





LEGEND:

- BOUNDARY OF LANDS
- RESIDENTIAL LANDS @ 4.36 Ha
- ACTIVE OPEN SPACE @ 4.19 Ha
- EMPLOYMENT @ 4.03 Ha
- POTENTIAL N81 ROAD UPGRADE
- PROPOSED ACCESS POINT TO LANDS

PROPOSED LAND REZONING AT BLESSINGTON, CO. WICKLOW
SCALE: 1:2500

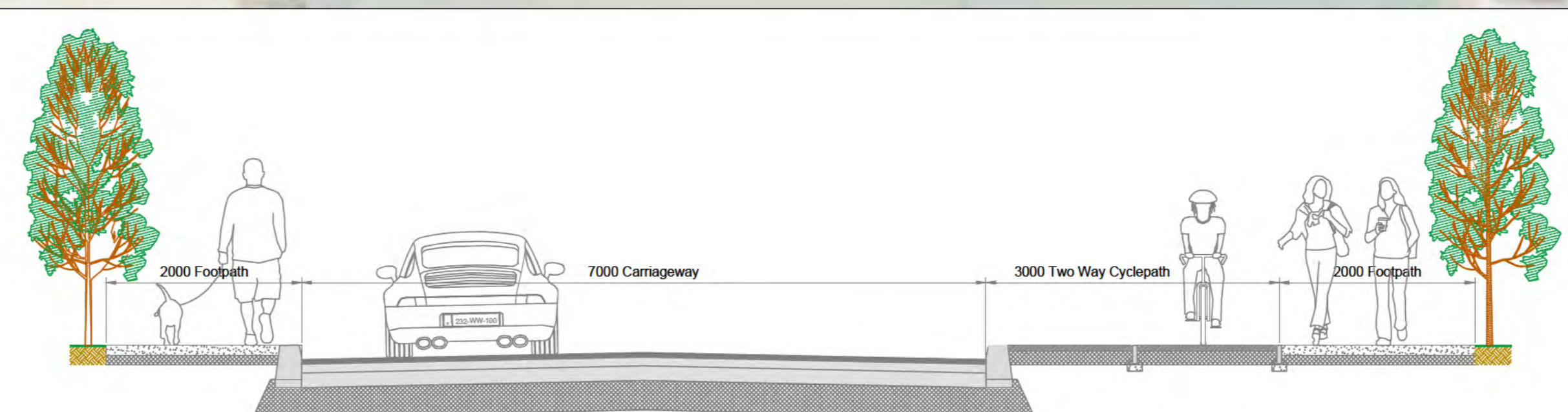
NOTE:
 MAP PRODUCED FOR DIAGRAMATIC PURPOSES ONLY. DO NOT SCALE.

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PROPOSED HORIZONTAL ROAD ALIGNMENT
SCALE: 1:1500



PROPOSED ROAD - TYPICAL CROSS SECTION
SCALE: 1:50

<p>Ordnance Survey Ireland Licence No. CYAL50239453 © Ordnance Survey Ireland / Government of Ireland © This drawing is Copyright and must only be used for the project named</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Rev.</th> <th>Date</th> <th>Description</th> <th>By</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev.	Date	Description	By					<p>Project Title BLESSINGTON N81 REALIGNMENT</p> <p>Architect BBA</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Date</th> <th>By</th> <th>Checked</th> <th>Scale @ A1</th> </tr> </thead> <tbody> <tr> <td>DEC. 2023</td> <td>NMM</td> <td>PM</td> <td>AS SHOWN</td> </tr> </tbody> </table>	Date	By	Checked	Scale @ A1	DEC. 2023	NMM	PM	AS SHOWN	<p>Drawing Title OVERALL SITE PLAN & TYPICAL CROSS SECTION</p> <p>Drawing Status PRELIMINARY</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Job No.</th> <th>Drawing No.</th> <th>Issue</th> </tr> </thead> <tbody> <tr> <td>23060</td> <td>101</td> <td>PRO</td> </tr> </tbody> </table>	Job No.	Drawing No.	Issue	23060	101	PRO	
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23060	101	PRO																								



COMHAIRLE CONTAE CHILL Mhantáin Wicklow County Council

Seirbhísí Iompair, Uisce agus Éigeandála
Transportation, Water & Emergency Services

Áras An Chontae / County Buildings
Cill Mhantáin / Wicklow
Guthán / Tel: (0404) 20181
Faics / Fax: (0404) 67792
Rphost / Email: roadtran@wicklowcoco.ie
Suíomh / Website: www.wicklow.ie

Your ref: BDO/RTU 667026/8

Our ref: AM/CMcC/B

13th November 2019

Matheson Solicitors,
[REDACTED]

Re: Property comprised in Folio WW12752F, Blessington, Co. Wicklow.

A Chara,

I refer to your letter and map dated 17th October 2019 regarding the above mentioned property.
Please note the following:-

1. The roads, footpaths and surface drainage on roads coloured Green on the attached map are in the charge of Wicklow County Council.
2. There **ARE NO** road widening or Compulsory Purchase Order proposals for this location at this time.
Wicklow County Council are in the very early stages of a study for a possible Inner Relief Road affecting the surrounding lands at this location.

Irish Water is the authority responsible for water and sewerage facilities. Any queries relating to these services should be sent to Head of Asset Management, Irish Water, Colvill House, 24-26 Talbot Street, Dublin 1.

Mise, le meas,

Marianne Canavan

PP

Allyson Minion
Administrative Officer
Transportation, Water & Emergency Services





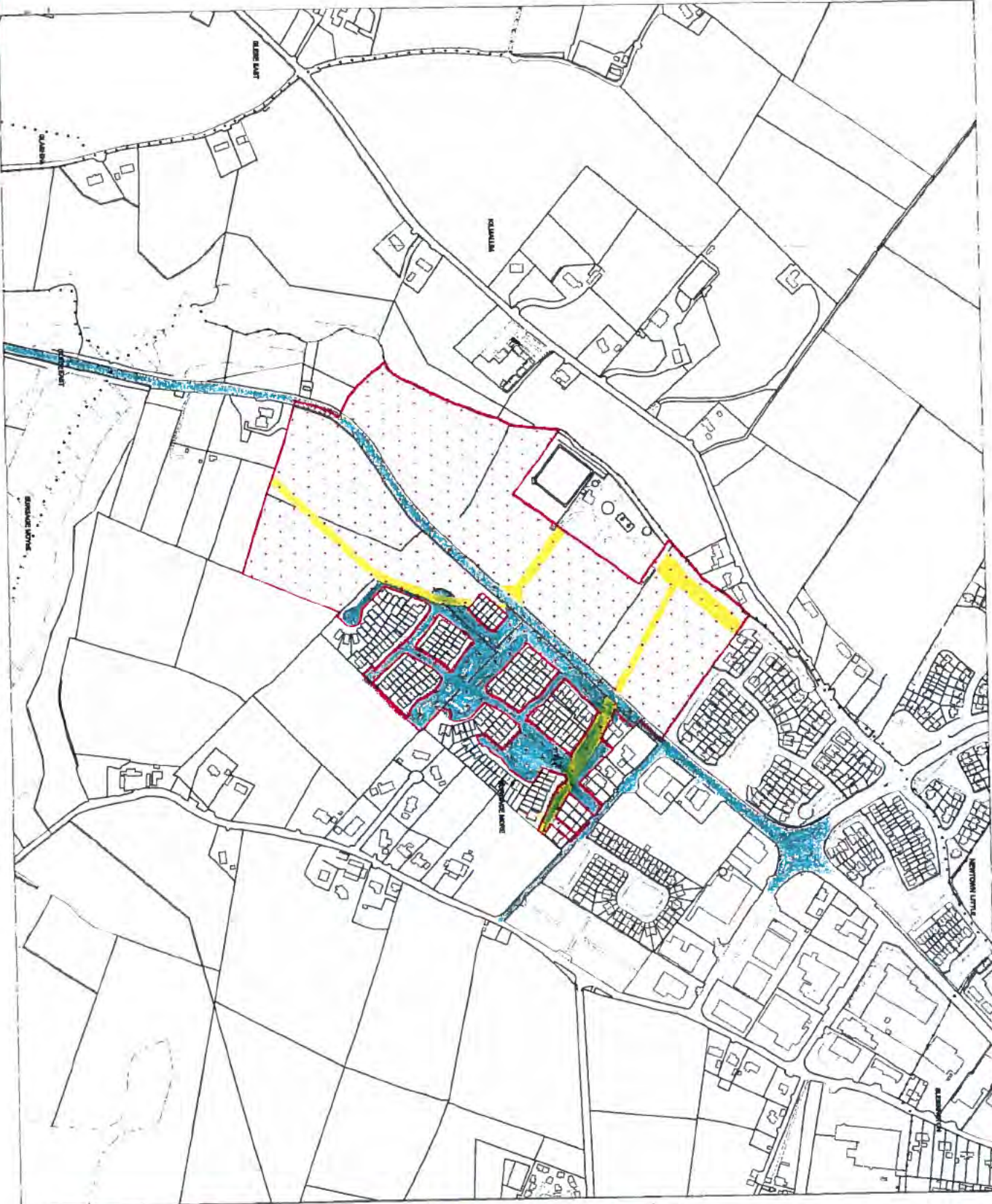
The Property Registration Authority
An tUdarás Clárúcháin Maolna
Folio: WW12752F

This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where registry maps are printed at a scale that is larger than the OSI published scale, accuracy is limited to that of the original OSI map scale.

For details of the terms of use and limitations as to scale, accuracy and other conditions relating to Land Registry maps, see www.orla.ie.

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- (centre-line of parcel(s) edged)
- Freehold
- Leasehold
- Subleasehold

Burdens (may not all be represented on map)

- Right of Way / Wyeleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- ▽ Soak Pit



A full list of burdens and their symbology can be found at: www.landdirect.ie

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor this identification by reference to a registry map is conclusive as to the boundaries or extent. (See Section 85 of the Registration of Title Act, 1964). As inserted by Section 62 of the Registration of Deed and Title Act, 2006.

1:5000 Scale



Comhairle Contae Chill Mhantáin Wicklow County Council

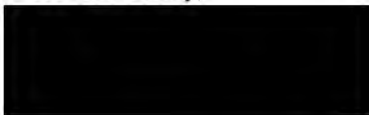
Seirbhísí Iompair, Uisce agus Éigeandála
Transportation, Water & Emergency Services

Áras An Chontae / County Buildings
Cill Mhantáin / Wicklow
Guthán / Tel: (0404) 20181
Faics / Fax: (0404) 67792
Rphost / Email: roadtran@wicklowcoco.ie
Suíomh / Website: www.wicklow.ie

Your ref: CDD/ANI 01430699
Our ref: AM/CMcC/B

4th March 2020

A&L Goodbody,



Re: Property at Blessington, Co. Wicklow – land circa 31.5 acres as marked on map attached.,
Clients – Receivers Jim Hamilton and David O'Connor of BDO – Patrick Michael McCormack

A Chara,

I refer to your letter, fee and map dated 20th February 2020 regarding the above mentioned property.
Please note the following:-

1. The roads and services on the road coloured BLUE and marked 'A' – 'B' on the attached Map Are located in Co. Kildare and **are not** in the charge of Wicklow County Council.
2. The roads and services on the road coloured BLUE and marked 'C' – 'D' – 'E' on the attached Map **ARE** in the charge of Wicklow County Council.
3. There ARE NO road improvement or CPO proposals for the road coloured BLUE and marked 'C' – 'D' – 'E' on the attached Map.
4. The road coloured BLUE and marked 'C' – 'D' – 'E' on the attached Map is the N81 (National Secondary) Baltinglass Road, Blessington.
5. The roads and services on the road coloured BLUE and marked 'D' – 'F' on the attached Map **ARE** in the charge of Wicklow County Council.
6. There ARE NO road improvement or CPO proposals for the road coloured BLUE and marked 'D' – 'F' on the attached Map.
7. The road coloured BLUE and marked 'D' - 'F' on the attached Map is the L8370 (Local Secondary) Burgage More Road, Blessington.

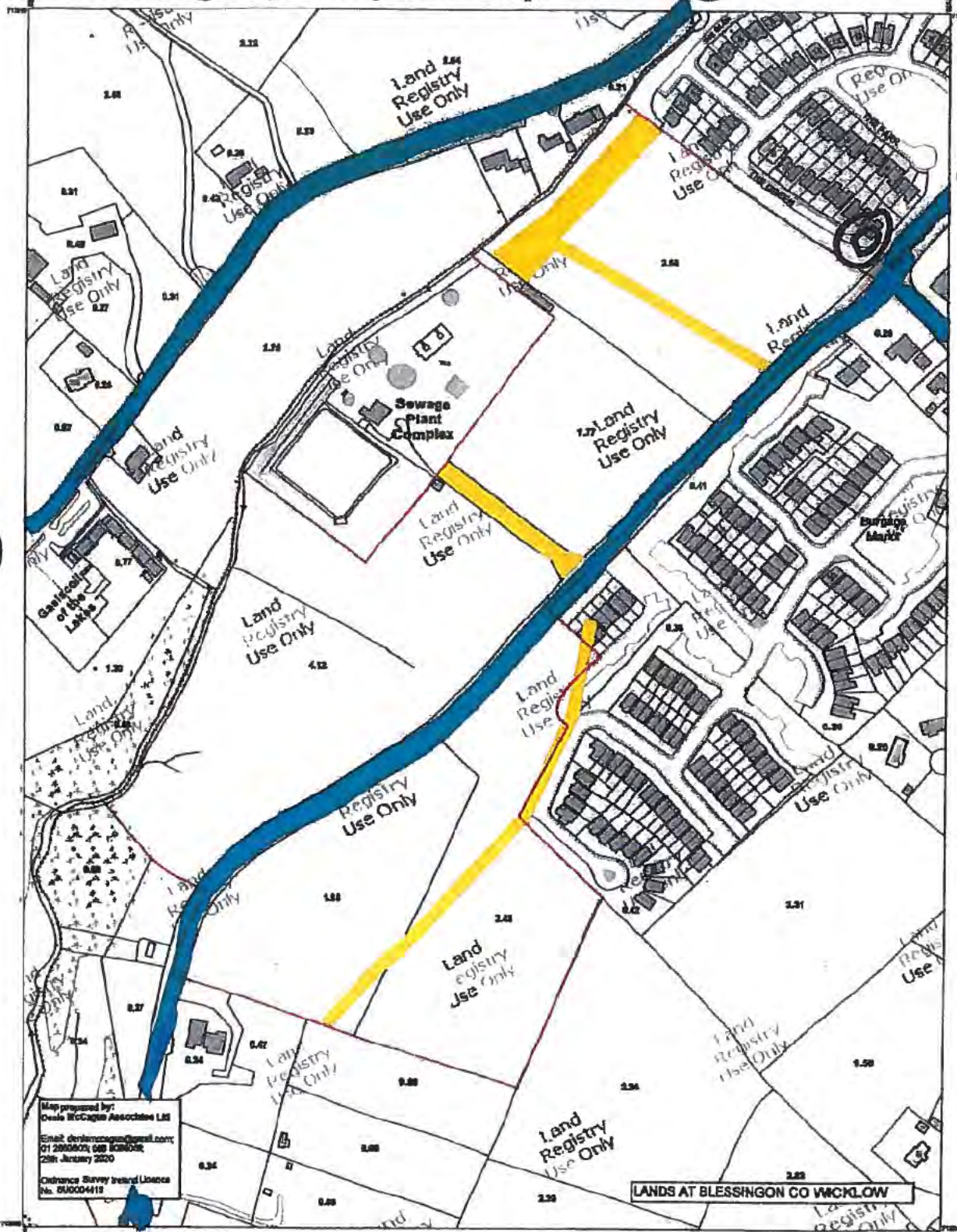
Irish Water is the authority responsible for water and sewerage facilities. Any queries relating to these services should be sent to Head of Asset Management, Irish Water, Colvill House, 24-26 Talbot Street, Dublin 1.

Mise, le meas,

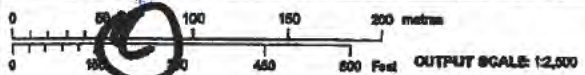
Allyson Minion
Administrative Officer
Transportation, Water & Emergency Services



Land Registry Compliant Map



Map prepared by:
Ordnance Survey Ireland Ltd
Email: ordnancesurvey@os.ie
01 2090800; 080 0000000
23rd January 2020
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CENTRE COORDINATES
ITM 667088,713284

ORDER NO.: 80103368_1
PUBLISHED: 30/1/2020
MAP SERIES: 1:2,500
MAP SHEETS: 8688-A

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LEGEND:
<http://www.os.ie>; search 'Large Scale Legend'



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The representation on this map of a road, track or footpath is not evidence of the tolerance of a right of way.