

	<h1>Greystones-Delgany & Kilcoole LPF Variation No.4</h1>
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Who are you:	Agent
Name:	Lowick Homes
Reference:	GDKLPF-144058
Submission Made	June 20, 2025 3:57 PM

Choose one or more categories for your submission. Please also select which settlement you wish to make a submission / observation about.

- Proposed Changes to Volume 1 of the Wicklow County Development Plan 2022-2028
- Proposed Changes to Volume 2 of the Wicklow County Development Plan 2022-2028

Local Planning Framework PART A Strategy

- A.1 Introduction
- A.2 County Development Plan strategy for Greystones – Delgany & Kilcoole
- A.3 Factors influencing future development options
- A.4 Overall strategy

Local Planning Framework PART B Settlement Specific Objectives.

- B.8 Land Use Map and Zoning

Write your observations here:

Please find attached observation made on behalf of our client, Lowick Homes. This submission specifically relates to the proposed rezoning of part of the overall Lowick Homes landholding at the former Carmelite Monastery in Delgany village. The draft LAP proposes a change from the current Residential zoning on the southern eastern section of the lands, to a mix of (i) Open Space and (ii) Community and Education.

This submission requests that the current Residential zoning is retained in the forthcoming LPF and will set out the policy basis for this proposed amendment to the draft as well as the practical implications associated with rezoning land from 'Residential' where a planning permission has been granted and is currently under construction.

Please find attached observation for further information.

Please select which town you want to comment on:

Greystones/Delgany

Observation relevant to the settlement:

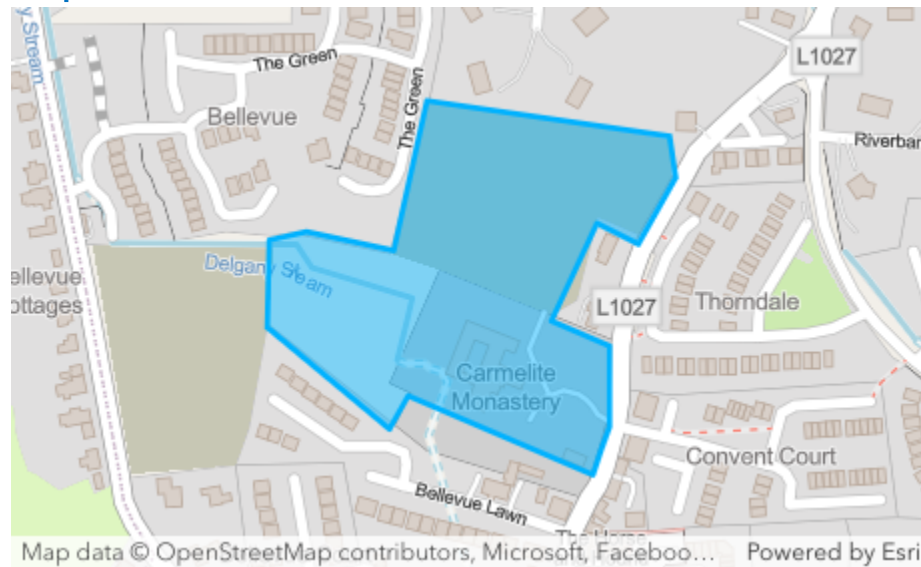
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Map



Site Description:

Overall Lowick Homes landholding at the former Carmelite Monastery in Delgany village

Upload a File (optional)

FINAL Lowick Homes Submission with appendices _20.06.25LK.pdf, 7.7MB



Administrative Officer,
Planning Section,
Wicklow County Council,
Station Road,
Wicklow Town,
Co. Wicklow

20th June 2025

Re: Draft Greystones / Delgany & Kilcoole Local Planning Framework (LPF) 2025 - Variation No. 4 to the Wicklow County Development Plan 2022 - 2028

Dear Sir/Madam,

We note that the Draft Greystones / Delgany & Kilcoole Local Planning Framework (LPF) 2025 is being prepared under proposed Variation No. 4 to the Wicklow County Development Plan 2022 – 2028. On behalf of our client, Lowick Homes, Building One, IDA Business Park, Southern Cross Road, Bray, Co. Wicklow, we hereby make the following submission for the consideration of the planning authority and the elected members.

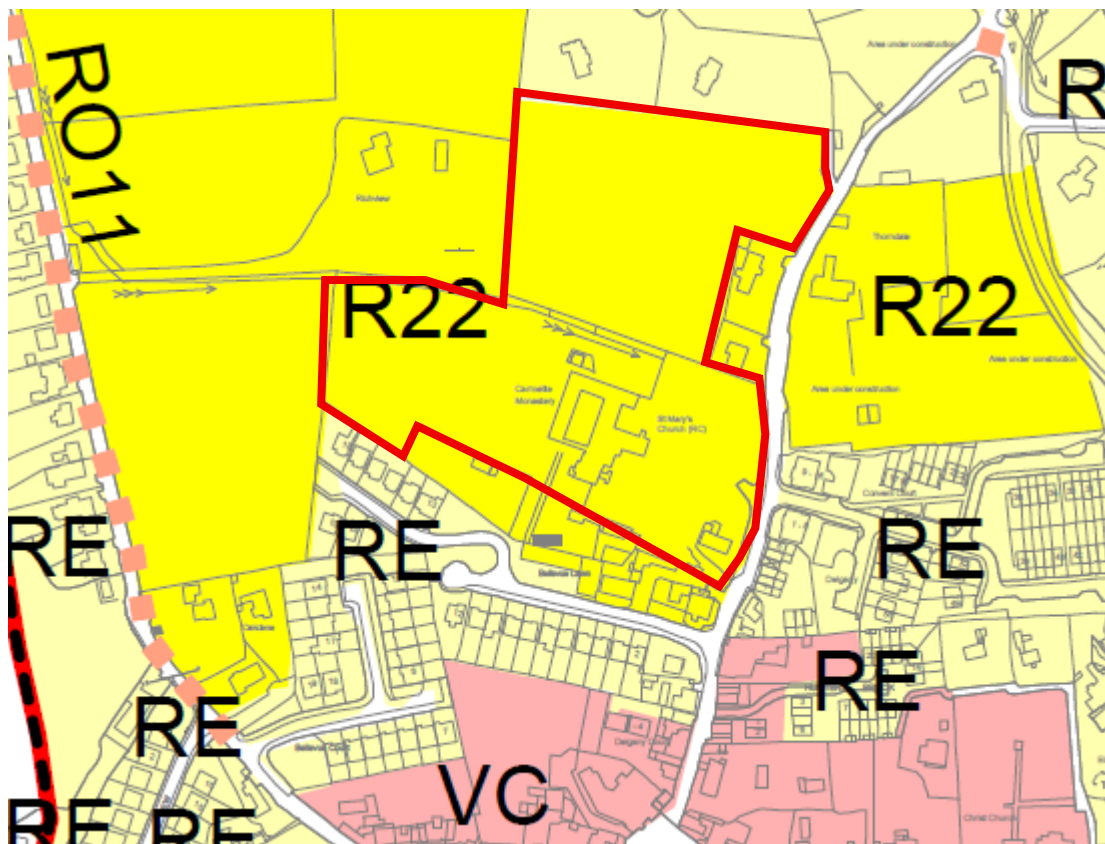


Figure 1.0 Current zoning of the Lowick Homes lands as 'Residential' under the Greystones, Delgany and Kilcoole Local Area Plan 2013-2019

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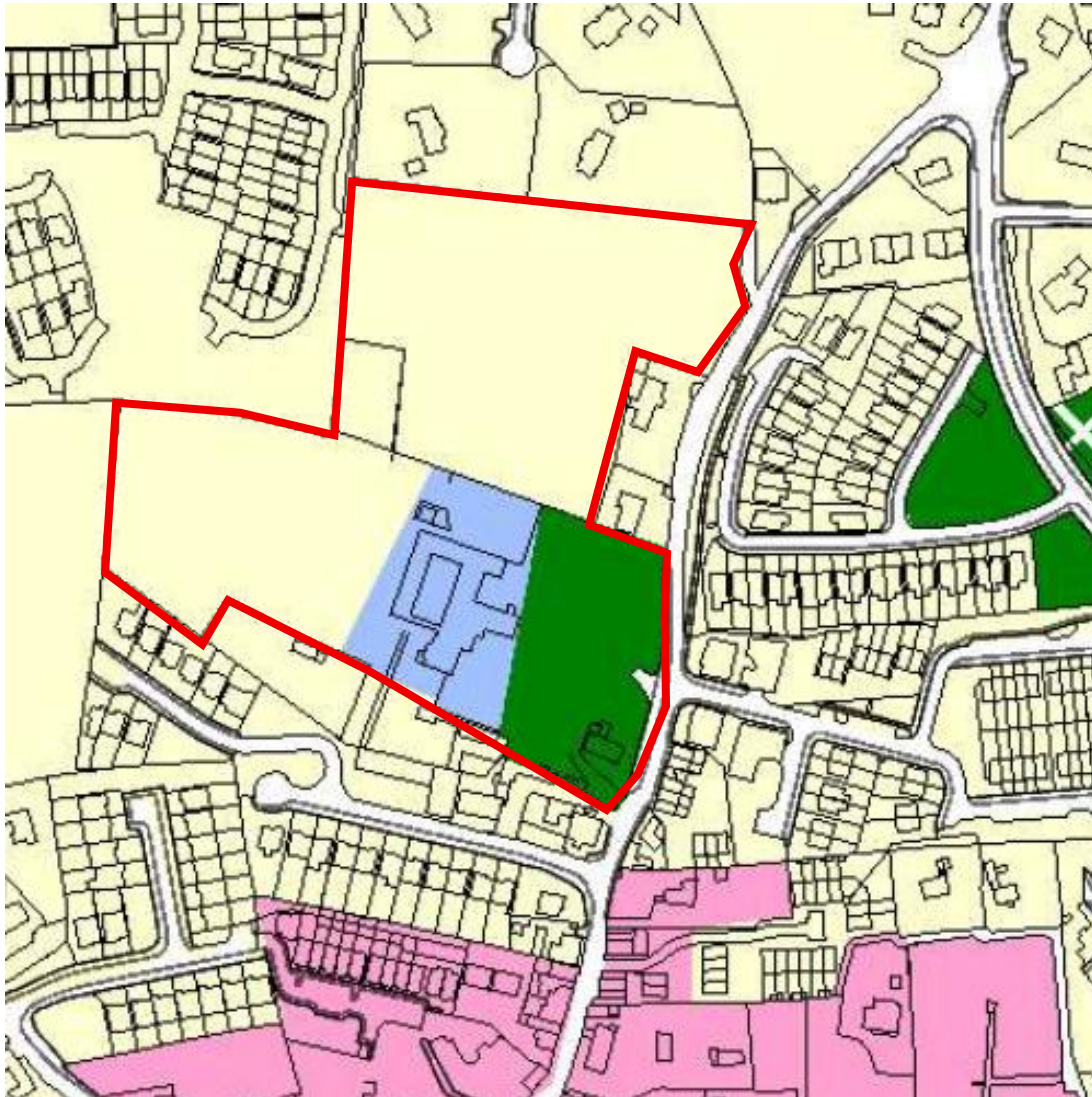


Figure 2.0 Proposed rezoning of the lands under the Draft Greystones / Delgany & Kilcoole Local Planning Framework (LPF) 2025

1.0 Site History and Background

Our client, Lowick Homes, is a house builder who has pursued several planning applications over the last five years on these lands seeking to develop the site for residential purposes. This has resulted in a lengthy and convoluted process to secure a planning consent on the lands to realise the simple objective of building houses on residentially zoned land in a key settlement within Co. Wicklow. This process has generated significant cost, both economic

and time, following several appeals to the former An Bord Pleanála and a judicial review of the decision to grant permission taken by 3rd parties in the courts.

Noting that the permission itself was initially granted on 4th August 2021, construction finally began under planning permission Reg. Ref. 21/959 last year to delivery much needed housing on the lands. That planning permission details a mixed-use development of 99 units comprising 2, 3 and 4 bedroom homes, as well as a creche and community facilities.



Figure 3.0 Permitted Site Layout (currently under construction) showing the impact (blue outline) of the proposed rezoning on the permitted development

Exclusive of site acquisition costs, at the time of writing, in excess of €12,000,000 has been invested into construction alone on the site, financed by a third party funder, with foundations on 51 no. of the 99 no. units laid, and the first 14 no. units nearing completion with the full completion of the scheme scheduled for mid-2026. In short, lands in the centre of Delgany,

with pedestrian access to the village are nearing being ready for occupation by residents as illustrated in the following images.

The proposed partial rezoning of this land in the draft LPF changes a **significant and critical** portion of this development from Residential (R22) to (i) Open Space and (ii) Community and Education zoning. The proposed rezoning notably proposes to remove Residential zoning from areas where our client is shortly to commence building residential units, as per the grant of planning permission. This is completely unacceptable to Lowick Homes.



Figure 4.0 Houses near complete on the subject lands



Figure 5.0 Houses near complete on the subject lands



Figure 6.0 Ongoing construction on the subject lands



Figure 7.0 Ongoing construction on the subject lands

2.0 Commercial Implications

The proposal to propose to rezone land when construction on site has begun, and indeed is well underway, is disruptive and undermines the construction programme. As previously noted, the development is funded via a third party funder. In this case, a phased approach to financing and construction is in place on this development. The proposed rezoning has caused considerable issues for our client, namely severe concern from funders who consider that should this draft LPF be enacted, their security (i.e. the value of the lands) would be materially diminished. This could result in the cessation of construction works on the subject lands or the non commencement of the final phases of the development.

This, in our view, would be a ridiculous situation arising solely from the provisions of the draft LPF having regard to the current zoning of the lands, the extant grant of planning permission and the fact that construction is heavily underway. We implore Wicklow County Council to retain the current residential zoning of the lands.

As the planning authority should be well aware, financing depends on security and the certainty from the financier, that if required they could take possession of the asset and sell it to redeem any finance owed by the developer. With less than a year and a half remaining on the life of the planning permission, funders view this sudden introduction of doubt caused by this proposed rezoning as a material change in the value of the security and their ability to onward sell and develop under the proposed Open Space and Community & Education zoning. **This undermines the project in a serious and material way.**

It is through this lens that our client cannot understand the objective of this rezoning decision. Whilst it is understood that funding arrangements are not the responsibility of the Local Authority; creating a stable and predictable environment for development, should be a goal pursued by all in respect of addressing the housing crisis. This proposed rezoning creates a completely unnecessary level of uncertainty and threatens to jeopardize the construction programme on the subject site.

3.0 Policy Context and Emerging National Housing Policy

3.1 Project Ireland 2040 – National Planning Framework (2025)

The Project Ireland 2040 - National Planning Framework (2018) seeks more balanced and concentrated growth. Furthermore, the NPF, based on demographic and econometric modelling, projected that there would be approximately 1 million more people in Ireland in 2040 than in 2016, which will require significant additional housing and employment. The current growth strategy of the NPF seeks to shift the spatial pattern of development in Ireland towards more regionally balanced, city focused and compact growth. The strategy is to target population growth split roughly 50:50 between the Eastern and Midland Regional Assembly Area (EMRA) and the rest of the Country i.e. the other two Regional Assembly areas.

Notwithstanding the above 2022 Census results indicate that population growth exceeded initial projections previously referred to in the NPF. The NPF projected a population of just over 5.1m people in Ireland in 2022 and the preliminary Census indicated 5.12m people (20,000 more than that projected). However, the distribution of growth over the 2016-2022 period was significantly weighted in favour of the east, with consistently more than half of population growth in the Eastern and Midlands Region during that time. Accordingly, and based on the provisions set out in Section 20C(5) of the Planning and Development Act 2000 (as amended) which note:

20C(5) Every 6 years after the date of publication of the National Planning Framework, the Government shall either—

- a. revise the Framework or replace it with a new one, or*
- b. publish a statement explaining why the Government has decided not to revise the Framework and include in the statement an indication of a date by which it will be revised or a new National Planning Framework will be published.*

The Government formally invoked powers bestowed to them Under Section 20C(5)(a) and therein commenced the process to undertake the First Revision of the NPF in June 2023, and this process has recently concluded with the adoption of a revised NPF.

Upon announcing the first revision, the Minister for Housing, Local Government and Heritage noted that:

'In acknowledgment of the changing profile of Ireland's population structure, the department has engaged the Economic and Social Research Institute (ESRI) to update their previous independent and peer-reviewed research on Structural Housing Demand research which was published in December 2020 and forms the basis for the calculation of housing supply targets at local authority level. The work of the ESRI is dependent on the release of Census 2022 data by the CSO. The data provides the evidence base to inform any revision to the National Planning Framework and subsequently any update to housing supply targets as set out in Housing for All.'

Accordingly, it has been acknowledged by the Minister, that initial housing demand forecast by the ESRI is in need of recalculation given the population trends seen in the preliminary results of the 2022 census. As a result, the NPF has undergone a variation of its targets which will trigger all Planning Authorities to recalculate housing allocations it has previously forecast for urban areas.

We note the NPF is the sole national policy document to oversee the development of the country. As such regional policy must have regard to the policy contained thereunder, as per requirements set out in Section 23 of the Planning and Development Act 2000 (as amended). Accordingly, we note the following legislative requirement:

23(2) The regional spatial and economic strategy shall, for the whole of the region to which the strategy relates and in accordance with the principles of proper planning and sustainable development and the economic policies and objectives of the Government, address the following matters:

a. any policies or objectives for the time being of the Government or any Minister of the Government, or any policies contained in the F169[National Planning Framework] in relation to national and regional population targets;

The Revised National Planning Framework (NPF) – April 2025 sets out an urgent directive to unlock land for housing, citing the need to deliver approximately 50,000 new homes annually to 2040. It promotes compact growth, prioritisation of serviced, sequential development sites, and the integration of housing with sustainable transport infrastructure (NPO 10). The submission lands directly support the achievement of these objectives, and its activation would help address unmet housing demand in one of the fastest-growing towns in the country.

The continued Residential zoning and completion of the approved development on the Lowick Homes site is consistent with key National Strategic Outcomes (NSOs), including:

- NSO 1 – Compact Growth: Utilisation of a brownfield site adjacent to existing development.
- NSO 5 – Sustainable Mobility: Proximity to high-capacity public transport and planned mobility infrastructure.
- NSO 10 – Access to Quality Services: Adjacent to schools, transport, and community infrastructure.

We consider that the proposed rezoning of part of the subject site is not consistent with the revised National Planning Framework and should be rescinded accordingly.

3.2 Regional Spatial & Economic Strategy 2019-2031

The Regional Spatial and Economic Strategy for the Eastern and Midland Region (RSES) was published in 2019. A Regional Spatial & Economic Strategy (RSES) is a strategic plan which identifies regional assets, opportunities and pressures and provides appropriate policy responses in the form of Regional Policy Objectives. At this strategic level, it provides a framework for investment to better manage spatial planning and economic development throughout the Region. The principal statutory purpose of the RSES is to support the implementation of Project Ireland 2040 as per Section 23 of the Planning and Development Act 2000 (as amended), as well as the economic policies and objectives of the Government by providing a long-term strategic planning and economic framework for the development of the regions.

As such, Section 22A of the Planning and Development Act 2000 (as amended) ensure that Planning Authorities have regard to the designations of the RSES, with paragraph 2 noting that:

Each public body shall consult with the regional assemblies, as appropriate, when preparing its own strategies, plans and programmes and so as to ensure that they are consistent, as far as practicable, with national and regional objectives set out in the F167[National Planning Framework] and regional spatial and economic strategies.

Therein, local planning policy shall be guided by the policies and objectives contained in this regional policy document.

We submit that having regard to the adoption of the revised National Planning Framework and the legislative requirements relating to the future review and update of the RSES that the proposed Greystones / Delgany & Kilcoole Local Planning Framework (LPF) 2025 may be premature. In addition, we consider that the proposed LPF is likely to be inconsistent with the revised RSES.

3.3 Ministerial Instruction – Increase in Quantum of Zoned Residential Land

As the council would be aware, a letter was issued by the Minister regarding the recent approval of the revised National Planning Framework (NPF) and the establishment of the Housing Activation Office. He notes that housing is the Government's priority and states that both local and national governments need to accelerate the delivery of housing.

The Minister's letter dated 16th of May 2025 (please see Appendix C) clearly articulates the Government's priority and states that *"Providing for the housing needs of our people is this Government's top priority."* In response to this national imperative, we believe the subject site presents a strategic and deliverable opportunity for residential development that aligns with the objectives of the revised NPF.

The Minister has urged local authorities to *"immediately take every step possible at this juncture to prepare for housing growth,"* and to *"consider at pace the most suitable locations and opportunities for new housing development... where delivery is most likely to occur and where infrastructure and services are available, or may be readily provided."* The subject lands are ideally situated to meet these criteria, being well-positioned relative to existing infrastructure and capable of early activation.

Furthermore, we note the emphasis on aligning development plans swiftly with the revised NPF. The Minister states that *"City and County Development Plans must be reshaped as quickly as possible to reflect the nation's updated housing requirements."* This submission seeks to support that call to action by proactively identifying land that can contribute meaningfully to local and national housing delivery targets.

This submission requests the Planning Authority to consider the proposed rezoning of subject lands in this context i.e. where the Minister has expressly recommended an increase in the quantum of zoned residential land nationally, in line with the recently approved *Revised National Planning Framework (NPF)* and the urgent direction issued by the Department of Housing, Local Government and Heritage. **We submit that the proposed rezoning of part of the of the Lowick Homes land holding within the Greystones / Delgany & Kilcoole Local Planning Framework (LPF) 2025 is inconsistent with the clearly stated objectives of the Minister and emerging national planning policy.**

4.0 Conclusion

Should this decision be enacted, the progress on site into Phase 2 of construction will be threatened, due to the security of the asset being diminished. It is unclear what is to be gained from this proposal. Lowick Homes would be willing for the area designated as public open space in permission Reg. Ref. 21/959 to be formally rezoned as Open Space if deemed necessary by the planning authority, **however it is critical that areas of the lands on which houses are located (and are currently being built) remain zoned as Residential.**

Yours faithfully



Kevin Hughes
Hughes Planning and Development Consultants

Appendix A – Final Grant of Permission, Reg. Ref. 21/959 (currently under construction on the subject lands)



Comhairle Contae Chill Mhantáin Wicklow County Council

Forbairt Pleanála agus Comhshaol
Planning Development and Environment

Áras An Chontae / County Buildings
Cill Mhantáin / Wicklow
Guthán / Tel: (0404) 20148
Faics / Fax: (0404) 69462
Rphost / Email: plandev@wicklowcoco.ie
Suíomh / Website: www.wicklow.ie

PLANNING & DEVELOPMENT ACT 2000 (as amended)

NOTIFICATION OF FINAL GRANT

Drumakilla Limited
C/O MacCabe Durney Barnes
20 Fitzwilliam Place
Dublin 2
D02 YV58

Planning Register Number: 21/959

Valid Application Receipt Date: 04/08/2021

In pursuance of the powers conferred upon them by the above-mentioned Acts, Wicklow County Council have by Order dated 07/12/2021 GRANTED PERMISSION to the above named, for the development of land, namely:-

consist of a mixed-use development including:

99 No. residential units in the following composition:

- 59 no. Houses (14 No. 2 bed, 37 No. 3 bed and 8 No. 4 bed) with heights of two storey (53 No.) and bungalows (6. No.) in a mixture of 2 No. Detached, 20 No. Semi-detached and 37 No. terraced.
- 36 No. duplex apartments are proposed in 4 No. three storey blocks (18 No. 3 bed and 18 No. 2 bed).
- 4 No. bed apartments (all 3 bed) in the existing first floor modern extension of the protected structure.

In the protected structure the following change of use is proposed.

- The villa house is proposed to be used as a crèche (495 sqm) over two storeys and will extend into the existing modern extension.
- The chapel is proposed as a community use (237 sqm) and will extend into the existing modern extension which will include toilets and a tea station.

In the existing modern extension of the protected structure, the following change of use is proposed.

- A retail unit (55 sqm) at ground floor.
- A cafe (113 sqm) at ground floor.
- A GP/medical practice (110 sqm) at ground floor.
- 4 No. own door craft manufacturing units are proposed (total 160sqm) at ground floor.
- ESB plant (25 sqm), access lobbies, lift and ancillary at ground floor.
- 1 No. office unit (136 sqm) at first floor.
- 4 No. apartments (all 3 bed) are proposed at first floor.

*Tá an doiciméad seo ar fáil i bhformáidí eile ar iarratas.
This document is available in alternative formats on request.*

Ba chóir gach comhfhreagras a sheoladh chuig an Stiúrthóir Seirbhísi, Forbairt Pleanála agus Comhshaol.
All correspondence should be addressed to the Director of Services, Planning Development & Environment.

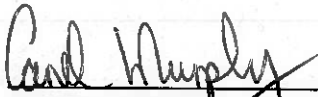


The application also proposes the following:

- New vehicular access from Convent Road.
 - Provision of pedestrian and cycle connections.
 - Demolition of bungalow and outbuildings (total 453 sqm)
 - Balconies are proposed to be erected for use of 4 No. apartments on the existing extension to Protected Structure.
 - Minor works to Protected Structure and existing extension to facilitate proposed uses and fire escape.
 - Change of use of Gate Lodge to management office (24 sqm).
 - The development includes site clearance, private, communal and public open space, landscaping including enhancement of stream, removal of walls, new boundary treatments, 212 parking spaces, ESB kiosk, lighting, play areas, cycle spaces, site drainage works and all ancillary site development works above and below ground.
- at Former Carmelite Monastery Lands, Convent Road, Delgany, Co. Wicklow.

Subject to the 31 conditions set out in the Schedule attached.

Signed on behalf of WICKLOW COUNTY COUNCIL.




SENIOR EXECUTIVE OFFICER
PLANNING, DEVELOPMENT AND ENVIRONMENT

Date: 20th December 2023

(It should be noted that where OUTLINE permission only is granted same is subject to the subsequent approval of the Planning Authority and until such approval has been obtained to detailed plans of the development proposed, the development is **NOT AUTHORISED**.)

PLANNING & DEVELOPMENT ACT 2000 (as amended)

Reference Number in Register: 21/959

SCHEDULE

Pursuant to the Planning & Development Act 2000 (as amended), permission is hereby granted, having regard to the location of the development on lands zoned for residential development within the development boundary of the Greystones-Delgany, the provisions of the Greystones-Delgany and Kilcoole Local Area Plan 2013-2019 and the County Development Plan 2016-2022, the design and layout of the development, the existing services available in the area, it is considered that, subject to compliance with the conditions set out in the schedule below, the proposed development would comply with the Objectives of the Greystones-Delgany and Kilcoole Local Area Plan 2013-2019 Council and the County Development Plan 2016, would not seriously injure the amenities of the area, would be acceptable in terms of traffic safety and public health and therefore, the proposed development would be in compliance with proper planning and sustainable development.

GENERAL/ FINANCIAL

1. This permission refers to the development as described in the documents lodged, as revised by the details submitted on the 11th November 2021, save as the conditions hereunder require.

REASON: For clarification.

2. Before development commences, the developer shall pay the sum of €844,979 (eight hundred and forty four thousand, nine hundred and seventy nine euro) to the Planning Authority as a contribution in respect of public infrastructure and facilities benefiting development in the area of the Planning Authority.

The contribution sought is in accordance with Wicklow County Council's Development Contribution Scheme for the area in which the site is located and Section 48(1) of the Planning and Development Act 2000.

Where the contribution remains unpaid the monies payable shall be updated in accordance with the Wholesale Price Index as published by the Central Statistics Office on the 1st January of each year following the date of the Final Grant.

REASON: The public infrastructure and facilities included in the Development Contribution Scheme will facilitate the development and it is considered reasonable that the developer should contribute towards the cost thereof.

3. No development shall be commenced until cash security for the provision of and satisfactory completion of open space, roads, footpaths, storm water sewers, public lighting, other public facilities, including maintenance until taken in charge by Wicklow County Council, and the satisfactory compliance with the conditions of this permission, has been given. This cash security is required by the Council for application at its absolute discretion if such facilities are not duly provided to its satisfaction. The cash security shall be given by:-

Lodgement with the Council of the sum of €705,000 (seven hundred and five thousand euro). If development has not commenced within one calendar year from the date of the grant of this permission, or if it remains incomplete within three years of the commencement of development, the Council may at its discretion require an increase in the amount of the cash security in line with the Wholesale Price Index - Building & Construction (Capital Goods) published by the Central Statistics Office or the cost of completing the outstanding works, whichever is the greater.

Where the developer proposes in writing to the Planning Authority to carry out the proposed development in phases, a reduced cash security will be computed by the Planning Authority proportionate to the development works required to make each phase viable. This cash security can be partially rolled from one phase to another depending on the Planning Authority's assessment of the works outstanding in each phase and where the storm water sewers, public lighting, roads, footpaths and open spaces, required to facilitate the houses constructed in that phase, have been completed to an appropriate standard. All relevant information to show compliance with the appropriate standards (e.g. Engineers Certification, CCTV of storm water sewers, RECI Certs etc.) should be submitted to the Planning Authority in advance of any request to roll the cash security from a particular phase to another phase of the development

The return, of the cash security shall be subject to, inter alia, the report of an independent chartered engineer (with professional indemnity insurance) confirming that all materials and workmanship of the site infrastructure is in accordance with the plans and specifications submitted.

REASON: To ensure (a) the satisfactory completion of the site development works, (b) that the cash security is adequate to cover the cost of recuperative works, (c) that the cash security is index linked, in the interests of residential amenity and the proper management of roads and services.

4. **No development shall commence until contributions/submissions/agreements required by conditions 2,3,5,6,7,9,10,11,12,13,14 below have been submitted to and agreed acceptable in writing by the Planning Authority.** All of the details required to be submitted for agreement by these conditions shall be submitted as a single compliance package.

REASON: In the interests of proper planning, development, and clarification.

Part V

5. **Before any development commences,** the applicant or any other person with an interest in the land to which the application relates shall enter into an agreement with the Planning Authority in accordance with the County Development Plan and in accordance with Section 96 of the Planning & Development Act 2000, as amended.

REASON: In the interest of proper planning and development, and having regard to the objectives of the County Development Plan and the Housing Strategy.

CMP/ BIODIVERSITY

6. (a) **Before development commences**, a full and detailed construction management plan shall be submitted to and **agreed in writing with the Planning Authority**, which shall include, inter alia, a construction programme for the works, noise and dust mitigation measures (including details of a truck wheel wash at the site entrance) and details of construction lighting.
- (b) **Before development commences** confirmation should be submitted that no rock breaking will be required. Where evidence indicates rock breaking is required full details should be submitted of the extent of such works, and how noise impacts will be mitigated.
- (c) **Before development commences** a Construction Traffic Management Plan shall be **submitted to and agreed in writing by the Planning Authority**. The Traffic Management Plan shall provide for HGV movements to/ from the development not to occur during the period for school drop-offs or collection in the general area.
- (d) A Construction Manager shall be appointed to liaise directly with the various sections of the Council.
- (e) Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Saturdays inclusive, and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where **prior written approval has been received from the Planning Authority**.

REASON: In the interest of residential amenity, traffic/ pedestrian safety and proper planning and sustainable development.

7. An Updated Invasive Species Management Plan shall be **submitted to and agreed in writing with the Planning Authority prior to the commencement of development**. The plan which shall include the qualifications of person undertaking the assessment in line with the Property Care Association Code of Practice for Management of Japanese Knotwood, and details of training provided to and licensing of operatives who will treat invasive species.

REASON: To protect existing native plant species, in interest of proper planning and sustainable development.

8. All recommended measures outlined in the submitted Ecological Impact Assessment Report, Bat Survey, Arboricultural Impact Assessment Report and the Tree Root Protection Plan shall be implemented in full and all works shall be overseen by a Project Ecologist.

REASON: In the interests of biodiversity and protection of trees.

PHASING

9. **No development shall commence until** a phasing programme for development has been agreed in writing by the Planning Authority to include details of the construction of dwellings, areas of public open space and passive open space, estate road and footpaths, and landscaping, including a time frame for carrying out planting, which shall be in tandem with the construction of the dwellings.

REASON: In order to provide for the balanced and integrated construction of the development in an orderly manner, in the interests of traffic safety, residential amenity and in the interests of proper planning & sustainable development.

ROADS

10. The proposed roads and footpaths shall be constructed in accordance with specifications of Section 2 of "Recommendations for Site Development Works for Housing Areas" (Department of the Environment and Local Government 1998), subject to the following amendments/submissions:

(a) All trees planted on grassed margins of roads or within 15m of the apex of all road junctions shall be of a variety which will be clean stemmed to a height of 2.1m above ground level at time of planting and when fully grown. These shall be mountain ash, whitebeam or hornbeam **unless otherwise agreed in writing by the Planning Authority.** Street trees shall be planted at not less than 10m centres.

(b) Roads shall be kerbed on both sides.

(c) **BEFORE ANY DEVELOPMENT COMMENCES** the results of CBR tests and the exact specification of the estate roads shall be submitted to and agreed acceptable in writing by the Planning Authority.

(d) The developer shall arrange to have the road construction materials tested at his own expense, at a reputable laboratory. The results of such testing shall be available for inspection if and when requested by the County Council.

REASON: In order to ensure a satisfactory standard of development in the interests of amenity and traffic safety.

11. (a) **Prior to commencement of development** a Stage 2 Road Safety Audit, including a Final Audit Report prepared in accordance with Transport Infrastructure Irelands Road Design standards, shall be submitted. Where the audit identifies the need for design changes revised design details should be **submitted to and agreed in writing with the Planning Authority.** The developer shall carry out all necessary works in accordance with the agreed revised design.

(b) **Prior to occupation of development** a Stage 3 Road Safety Audit, including a Final Audit Report, prepared in accordance with Transport Infrastructure Irelands Road Design standards, shall be submitted. Where the audit identifies the need for design changes revised design details should be submitted to and agreed in writing with the Planning Authority. The developer shall carry out all necessary works in accordance with the agreed revised design.

REASON: In the interest of traffic safety and proper planning and sustainable development.

12. **Prior to the commencement of development the developer shall submit to and for the written agreement of the Planning Authority.**

(i) The final Construction details makeup of the pedestrian/cycle ramps.

- (ii) Construction details and makeup and finish of the proposed internal road, footpath and cycle infrastructure.
- (iii) Final details of signage and road markings for all modes of movement.
- (iv) Details of the transition from off road cycle facilities to on road (to the east/ south east of the retail/community space) which should include markings and signage details as required.
- (v) Detailed design of the internal estate roads, including shared surface areas.

The details shall comply with the requirements of the Road Authority.

REASON: In the interests of traffic and pedestrian safety.

13. The ramped access between the proposed development and the adjacent lands the subject of PRR 21/960 shall be omitted, **unless otherwise agreed in writing by the Planning Authority. Prior to the commencement of development** revised details shall be submitted to and agreed in writing by the Planning Authority showing compliance with the requirement of this condition, and providing additional planting / landscaping at this point.

REASON: In the interest of residential amenity.

14. **Prior to commencement of development**, detailed proposals for public lighting, design and layout, to serve the development permitted under this application shall be submitted to and agreed in writing with the Planning Authority. The design and layout shall comply with the document Guidance for Public Lighting Works for Developers: Wicklow County Council: 2017 and the requirements of the Road Authority, and the amelioration measures for bats as set out in the submitted documents.

REASON: In the interest of residential amenity and proper construction.

15. All roads and footpaths shown connecting to adjoining lands shall be constructed up to the boundaries with no ransom strips remaining to provide access to adjoining lands, specifically lands located to the immediate north of the site. These areas shall be shown for taking in charge in a drawing to be **submitted and agreed with the Planning Authority**.

REASON: In the interests of permeability and proper planning and sustainable development.

16. A minimum of 10% of all car parking spaces shall be provided with electric vehicle charging stations or points, and ducting shall be provided for all remaining car parking spaces facilitating the installation of electric vehicle charging points or stations at a later date.

REASON: To provide for and or future proof the development such as would facilitate the use of electric vehicles.

17. **Prior to the opening or occupation of the development**, a Mobility Management Strategy Plan **shall be submitted to and agreed in with the Planning Authority**. This shall provide for incentives to encourage the use of public transport, cycling, walking and carpooling by residents, occupants, staff employed in the development and to reduce and regulate the extent of parking. The mobility strategy and parking management plan shall be prepared and implemented by the management company for all units within the development.

REASON: In the interest of encouraging the use of sustainable modes of transport.

WATER SERVICE / SURFACE WATER

18. (a) **Prior to commencement of development**, the written agreement of Irish Water shall be obtained for the provision of water services necessary to serve the proposed development.

(b) The granting of this permission by Wicklow County Council is in its role as a Planning Authority. It does not commit Wicklow County Council to the provision of any water services to serve the proposed development. Details of connections and the specification of materials to be used for the water services are a matter for Irish Water.

REASON: In the interests of clarification and proper planning and development.

19. (a) Surface / storm water drainage systems shall comply with the details submitted, as revised by the submission of the 11th November 2021, and shall accord with the requirements and specifications of the Water and Environmental Services Section of Wicklow County Council.

(b) Systems should be put in place to ensure that there shall be no discharge of suspended solids or any other deleterious matter to watercourses during the construction phase and during any landscaping works.

REASON: To ensure satisfactory storm / surface water drainage in the interest of proper planning and sustainable development.

FINISHES/ BOUNDARIES

20. The materials, colours and textures of all the external finishes to the proposed dwellings and buildings shall be as submitted with the application, **unless otherwise agreed in writing with, the Planning Authority prior to commencement of development.**

REASON: In the interest of visual amenity.

21. All details in relation to boundary and rear garden walls shall be as submitted with the application, **unless otherwise agreed in writing with the planning authority prior to commencement of development.**

REASON: In the interest of visual amenity.

Public Open Space/ Landscaping

22. (a) The site shall be landscaped in accordance with the submitted details, as revised by the details submitted on the 11th November 2021, **unless otherwise agreed in writing with, the Planning Authority prior to commencement of development.**

(b) Where existing site boundaries are being retained and used as garden boundaries, a bonded timber fence shall be erected pending the establishment of the additional screen planting. Where any tree/ shrub fails it may be removed and replaced with a plant of similar species.

REASON: In the interests of residential amenity and privacy.

23. (a) **Prior to commencement of development**, all trees, groups of trees, hedging and shrubs which are to be retained shall be enclosed within stout fences not less than 1.5 metres in height. This protective fencing shall enclose an area covered by the crown spread of the branches, or at minimum a radius of two metres from the trunk of the tree or the centre of the shrub, and to a distance of two metres on each side of the hedge for its full length, and shall be maintained until the development has been completed.

(b) No construction equipment, machinery or materials shall be brought onto the site for the purpose of the development until all the trees which are to be retained have been protected by this fencing. No work shall be carried out within the area enclosed by the fencing and, in particular, there shall be no parking of vehicles, placing of site huts, storage compounds or topsoil heaps, storage of oil, chemicals or other substances, and no lighting of fires, over the root spread of any tree to be retained.

(c) Excavations in preparation for foundations and drainage, and all works above ground level in the immediate vicinity of tree(s) and hedges and identified as '*to be retained*' on the submitted tree protection plan, as submitted with the application, shall be carried out under the supervision of a specialist arborist, in a manner that will ensure that all major roots are protected, and all branches are retained.

(d) No trench, embankment or pipe run shall be located within three metres of any trees and hedging which are to be retained on the site.

REASON: To protect trees and planting during the construction period in the interest of visual amenity.

24. (a) All open space shall be levelled, drained, cultivated, and topsoiled as necessary to provide a minimum of 200mm depth of vegetative soil and shall be consistent with the levels of all adjoining roads.

(b) Open space areas shall be dedicated to the use of the residents. The maintenance of the open space shall be the responsibility of the developer until one year after the completion of all houses in the entire development and until the grassed areas and ground cover shrubs are firmly established. The developer shall enter into a licence in a form similar to that set out on the following page. The developer shall submit in triplicate the following:

- i. Deed of dedication, signed and sealed.
- ii. O.S. map with open space outlined.
- iii. Copy of scheme plan as registered in Land Registry with open space outlined.

COUNTY WICKLOW

FOLIO _____

A grant dated the _____ day of _____ 20 .

A.B. the registered owner of the property described in Folio _____ of the County Wicklow hereby irrevocably grants to all the residents of _____ Estate, their heirs and assigns in respect of that portion of the Folio _____ County Wicklow where shown on the map annexed hereto and thereon outlined in red full right, liberty and permission at all times to use the said lands for recreational and amenity purposes, AND _____ hereby assents to the intent that the said right should be enforceable by any of the said residents, their heirs and assigns, the Local Authority or the Planning Authority for the area.

Signed, sealed and delivered by

In the presence of: - Dated:

REASON: To ensure that the amenity open space shall be left in a satisfactory and useful condition on completion of the development and will be available for amenity and recreational purposes to the residents of the estate.

25. The communal open spaces, including hard and soft landscaping, car parking areas and access ways, communal refuse and bin storage and all areas not intended to be taken in charge by the local authority, shall be maintained by a legally constituted management company.

REASON: To provide for the satisfactory future maintenance of this development in the interest of residential amenity.

26. **On completion of the development**, or each sector thereof, and prior to the taking in charge of the estate, as constructed drawings of the development, to the requirements of paragraph 1.8 of Recommendations for Site Development Works in Housing Areas (Department of the Environment and Local Government, 1998) at a scale of 1/1000 shall be supplied to the Council electronically and shall be in a "DXF" format or other format agreeable to the Planning Authority and shall not be scanned images. They shall show the as constructed position of each site, house, road, watermain (including the location of sluice valves, scour valves, air valves and hydrants), foul and surface water sewers (including gullies, and invert levels of manholes to ordnance datum) and all pipe sizes and they shall show Irish Transverse Mercator co-ordinates of the four corners of the drawing and shall be relative to the Irish Transverse Mercator Grid Projection.

REASON: In the interests of the proper management and maintenance of the roads and services.

27. (a) Estate and street names and numbering system **shall be agreed with the Planning Authority in writing before the occupation of the first dwelling unit.**

(b) House numbers shall be erected/installed at the driveway entrance to each house, so that they are clearly visible to visitors.

(c) Name and/or house number plates shall be erected by the developer on each road in the estate. The design and contents of the nameplates **shall be agreed with the Planning Authority.**

REASON: In the interests of proper planning and sustainable development and residential amenity.

ARCHAEOLOGY / Protected Structure

28. The developer shall facilitate the archaeological appraisal of the site and shall provide for the preservation, recording and protection of archaeological materials or features which may exist within the site. In this regard, the developer shall:

- (a) Notify the Planning Authority/ Department of Culture, Heritage and the Gaeltacht in writing at **least four weeks prior to the commencement of any site operation** (including hydrological and geotechnical investigations) relating to the proposed development, and
- (b) Employ a suitably-qualified archaeologist prior to the commencement of development. The archaeologist shall address the matters identified in the Archaeological Impact Assessment Report submitted.
- (c) Where archaeological material is found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision on the best approach to deal with the archaeology. The developer shall be prepared to be advised by the Department of Culture, Heritage and Gaeltacht with regard to the necessary mitigation action. The operator shall facilitate the archaeologist in recording any material found.

REASON: In order to conserve the archaeological heritage of the area and to secure the preservation (in-situ or by record) and protection of any archaeological remains that may exist within the site.

29. All works to the protected structure shall be carried out under the supervision of a qualified professional with specialised conservation expertise.

REASON: To secure the authentic preservation of this protected structure and to ensure that the proposed works are carried out in accordance with best conservation practice.

30. No advertisement or advertisement structure other than those shown on the plans and particulars submitted with the application shall be erected or displayed on the building or within the curtilage of the site in such a manner as to be visible from outside the building, **unless authorised by a further grant of planning permission.**

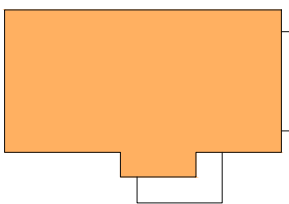
REASON: In the interest of visual amenity.

MISCELLANEOUS

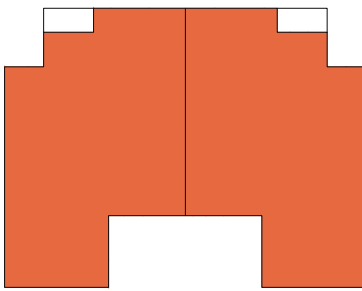
31. All service cables associated with the proposed development such as electrical, telecommunications and communal television shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. All existing over ground cables shall be relocated underground as part of the site development works.

REASON: In the interests of visual and residential amenity.

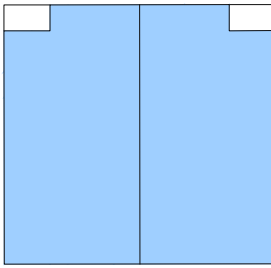
Appendix B – Permitted Site Layout Plan, Reg. Ref. 21/959 (currently under construction on the subject lands)



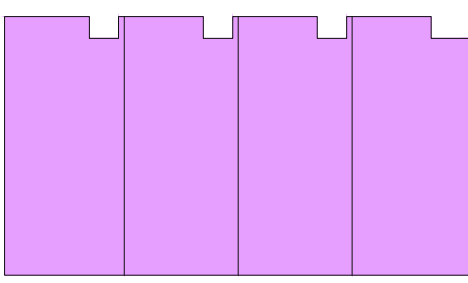
HOUSE TYPE A
4 BED DETACHED



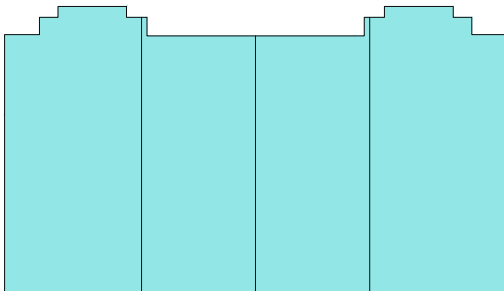
HOUSE TYPE B
2 BED BUNGALOW



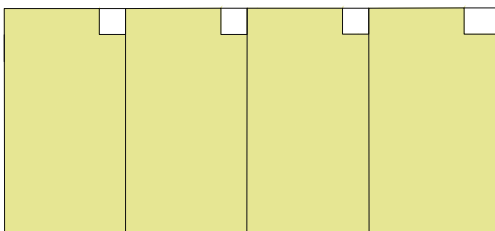
HOUSE TYPE C
3 BED SEMI



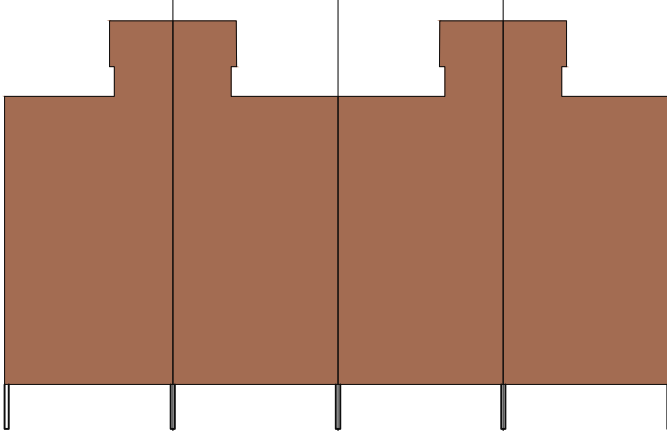
HOUSE TYPE D
3 BED TERRACED



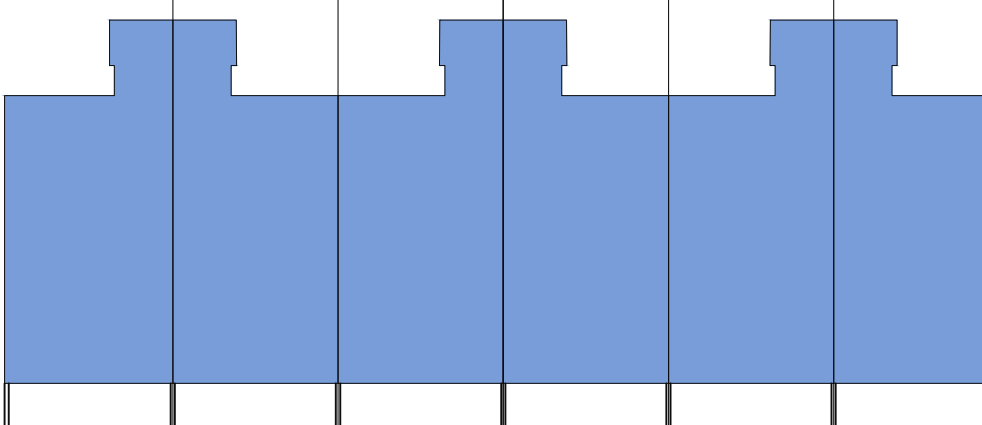
HOUSE TYPE E
2 x 3 BED TERRACED
2 x 4 BED TERRACED



HOUSE TYPE F
2 BED TERRACED



APT. TYPE G2
8 UNITS
DUPLEX UNIT
4 x 2 BED
4 x 3 BED



APT. TYPE G1
12 UNITS
DUPLEX UNIT
6 x 2 BED
6 x 3 BED



4No. APARTMENTS

OFFICE

CRECHE

COMMUNITY CENTRE

GP/MEDICAL USE

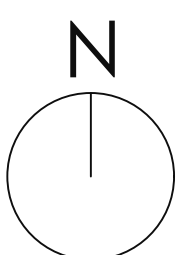
RETAIL

CAFE

OWN DOOR UNITS

MANAGEMENT
OFFICE

DO NOT SCALE OFF THIS DRAWING. ONLY STATED DIMENSIONS ARE TO BE USED.
ALL DIMENSIONS TO BE VERIFIED ON SITE BY MAIN CONTRACTOR BEFORE THE COMMENCEMENT OF WORKS.
REPORT ALL DISCREPANCIES TO ARCHITECT IMMEDIATELY.
THIS DRAWING IS TO BE READ WITH ALL RELATED ARCHITECTS AND ENGINEERS' DRAWINGS AND OTHER RELEVANT INFORMATION.
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CONSTRUCTION SHOULD ONLY PROCEED FROM DRAWINGS ISSUED UNDER WORKING DRAWINGS (FOR CONSTRUCTION) STATUS, UNLESS PRIOR WRITTEN CONSENT IS GIVEN.
SHOULD ANY SITE PERSONNEL, OR THOSE EMPLOYED TO CARRY OUT WORKS ON THEIR BEHALF, CHOOSE ALTERNATIVE MATERIALS OR COMPONENTS TO THOSE SPECIFIED BY bbaarchitecture WITHOUT REFERENCE AND AGREEMENT WITH bbaarchitecture, THEN THEY DO SO ENTIRELY AT THEIR OWN RISK.



Note 1 : All Public Open Areas Design and Site Boundaries Details as per Landscape Drawings
Note 2 : All Road Designs and Site Levels as per Engineer Drawings
Note 3 : Refer to engineers' drawings for extend of foundations

REV	DESCRIPTION	BY	DATE

CLIENT: LOWICK HOMES	DRAWING BY: LTP	CHECKED BY: MB	SCALE: 1:500 @ A0	DATE: May, 2025
PROJECT: NEW HOUSING DEVELOPMENT AT HOLLY HILL, DELGANY	DRAWING TITLE: PROPOSED NUMBERING LAYOUT			

bba architecture
Suite 3, Eden Gate Centre, Delgany, Co. Wicklow, A63 C966
(01) 2876949 / 2876950 info@bba.ie www.bba.ie

DRAWING NO: L-050-SL-1004	REVISION: D
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CONSTRUCTION ISSUE

Appendix C- Ministerial Letter



Friday, 16th May 2025

To: Chief Executives, City and County Councils

Cc: Chief Executive, Office of the Planning Regulator
Chairperson, An Bord Pleanála
Directors, Regional Assemblies

**Re: Approval of the Revised National Planning Framework (NPF) and
Establishment of the Housing Activation Office**

Dear Chief Executive,

Providing for the housing needs of our people is this Government's top priority.

I know that you share this focus locally - it is clear that we need to urgently accelerate our delivery of housing and this must be done at all levels of Government.

To support the required scaling up of housing delivery in all parts of the country, the Revised National Planning Framework (NPF) was approved by both Houses of the Oireachtas in recent weeks, following Government approval in early April. This is a vital element of our efforts to increase housing supply and to ensure that our planning system can reflect the scale of the Government's ambition over the coming years. It is a step change in how we are doing business on housing, and it needs every part of Government and Local Government to meet the need.

In order to match our ambition with the level of urgency that is required, city and county development plans across the country must now be reviewed and updated to align with the Revised Framework as quickly as possible.

I have already signalled my intention to issue further policy direction following approval of the Revised NPF. This will be done soon and will update housing growth requirements for each local authority to replace the current Housing Supply Targets. This will inform and enable the development plan variation process under the Planning and Development Act 2000.

I know that you share this Government's sense of urgency in providing the homes we need.



That is why - for you and your planning, housing and infrastructure teams – it is incredibly important to immediately take every step possible at this juncture to prepare for housing growth.

It will be necessary for your teams to consider at pace the most suitable locations and opportunities for new housing development in your administrative areas, taking into account where delivery is most likely to occur and where infrastructure and services are available, or may be readily provided.

Notwithstanding the urgency of the task, I wish to highlight the importance of both ensuring that processes regarding land and zoning matters are transparent and allow for public participation, as well as the importance of environmental assessment in accordance with statutory requirements.

Where there are any existing barriers to the delivery of housing related infrastructure and services in locations where housing delivery is in high demand, we intend to assist you through the new Housing Activation Office in my Department.

The Housing Activation Office will identify and seek to address barriers to the delivery of infrastructure projects required to enable housing develop through

- (i) the alignment of funding and
- (ii) coordination of infrastructure delivery providers.

The Office will develop a programme of public infrastructure investment to address infrastructure barriers impacting our housing delivery.

The planning and delivery of housing-related infrastructure will be critical to unlocking both currently zoned lands identified for housing development, and newly zoned lands further to the revised NPF.

For now, I am requesting that you make it your absolute priority to prepare for the review of your development plans.

City and County Development Plans must be reshaped as quickly as possible to reflect the nation's updated housing requirements. The servicing of these lands needs to be planned and progressed as soon as possible so that we can get building programmes moving.

We have to pull together to do what needs to be done to respond to the crisis at hand and get housing delivered. I look forward to working with you to achieve this shared goal.



Is mise, le meas,

A handwritten signature in dark ink, appearing to read 'James Browne', written over a horizontal line.

James Browne TD

Minister for Housing, Local Government and Heritage

Appendix D- Commencement Notice

Wicklow County Council
Fire Service - Building Control,
Fire Service Headquarters, Boghall Road,
Bray
Wicklow

BCMS

Building Control Management System

NOTIFICATION OF ENTRY ONTO REGISTER - COMMENCEMENT NOTICE

County:	Wicklow County Council
To:	Conor Molloy Michael Browne Conor Molloy
Date of Receipt of Notice:	09/04/2024 11:40am
Date Entered onto Register:	12/04/2024
Commencement Notice:	CN0113952WW
Description of Commenced Building or Works:	28 Houses at Former Carmelite Monastery Lands, Convent Road, Delgany, Co. Wicklow
Address:	Former Carmelite Monastery Lands, Convent Road, Delgany Wicklow

Dear Sir / Madam

Wicklow County Council as the Building Control Authority hereby notifies you, in accordance with Article 10(2) of the Building Control Regulations 1997 - 2015, that the Commencement Notice, submitted on the 09/04/2024 11:40am, in relation to the above building / works has been deemed **Valid**, and particulars relating to same have been entered on the Register maintained pursuant to Part IV of the Building Control Regulations 1997 - 2015 on the 12/04/2024.

Yours Faithfully
Wicklow County Council

Note 1:

The Building Control Act 1990 - 2014, Section 6(4) clearly states that "Where a certificate of compliance, or a notice to which subsection (2)(k) relates, is submitted to a building control authority shall not be under a duty to -

- (a) Ensure that the building or works to which the certificate or relates will, either during the course of the work or when completed, comply with the requirements of building regulations or be free from any defects*
- (b) Ensure that the certificate complies with the requirements of the Act or of regulations or orders made under this Act, or*
- (c) Verify the facts stated in the certificate are true and accurate.*

Note 2:

Validation is solely based on the assumption that the facts stated in and the attachments forming part of the Notice/Application/Certificate are true and accurate. If, subsequent to validation, it is found that there are

inaccuracies, it may cause the Notice /Application /Certificate to be subsequently invalidated and may be subject to prosecution and/or enforcement proceedings. Enforcement carries a cost.

Appendix E- Compliance Correspondence in relation to PRR 21/959



Comhairle Contae Chill Mhantáin Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
Planning, Economic and Rural Development

Áras An Chontae / County Buildings
Cill Mhantáin / Wicklow
Guthán / Tel: (0404) 20148
Faics / Fax: (0404) 69462
Rphost / Email: plandev@wicklowcoco.ie
Suíomh / Website: www.wicklow.ie

Bba Architecture
Suite 3, Eden Gate Centre
Delgany
Co. Wicklow
A63 C966

RECEIVED BBA

20 JUN 2024

19/06/2024

PRR 21/959 – consist of a mixed-use development including: 99 No. residential units in the following composition: - 59 no. Houses (14 No. 2 bed, 37 No. 3 bed and 8 No. 4 bed) with heights of two storey (53 No.) and bungalows (6. No.) in a mixture of 2 No. Detached, 20 No. Semi-detached and 37 No. terraced. - 36 No. duplex apartments are proposed in 4 No. three storey blocks (18 No. 3 bed and 18 No. 2 bed). - 4 No. bed apartments (all 3 bed) in the existing first floor modern extension of the protected structure. In the protected structure the following change of use is proposed. - The villa house is proposed to be used as a crèche (495 sqm) over two storeys and will extend into the existing modern extension. - The chapel is proposed as a community use (237 sqm) and will extend into the existing modern extension which will include toilets and a tea station. In the existing modern extension of the protected structure, the following change of use is proposed. - A retail unit (55 sqm) at ground floor. - A cafe (113 sqm) at ground floor. - A GP/medical practice (110 sqm) at ground floor. - 4 No. own door craft manufacturing units are proposed (total 160sqm) at ground floor. - ESB plant (25 sqm), access lobbies, lift and ancillary at ground floor. - 1 No. office unit (136 sqm) at first floor. - 4 No. apartments (all 3 bed) are proposed at first floor. The application also proposes the following: - New vehicular access from Convent Road. - Provision of pedestrian and cycle connections. - Demolition of bungalow and outbuildings (total 453 sqm) - Balconies are proposed to be erected for use of 4 No. apartments on the existing extension to Protected Structure. - Minor works to Protected Structure and existing extension to facilitate proposed uses and fire escape. - Change of use of Gate Lodge to management office (24 sqm). - The development includes site clearance, private, communal and public open space, landscaping including enhancement of stream, removal of walls, new boundary treatments, 212 parking spaces, ESB kiosk, lighting, play areas, cycle spaces, site drainage works and all ancillary site development works above and below ground at Former Carmelite Monastery Lands, Convent Road, Delgany, Co. Wicklow

A Chara,

In reference to your Compliance Submission for PRR 21/959 – Condition 28 (a), received 26/04/2024, please note the following;

Condition 28 (a)

The information submitted is noted, however as per wording of condition 28 (a) and (b) are linked, therefore information submitted does not represent compliance without a submission as per 28 (b). All groundworks are required to be overseen by a suitably qualified archaeologist and there is no evidence that this has occurred.



Tá an doiclméad seo ar fáil i bhformáidí eile ar iarratas.
This document is available in alternative formats on request.

Ba chóir gach comhfhreagras a sheoladh chuig an Stiúrthóir Seirbhísí, Pleanáil, Forbairt Eacnamaíochta agus Tuaithe.
All correspondence should be addressed to the Director of Services, Planning, Economic and Rural Development.



Condition wording below for information.

The developer shall facilitate the archaeological appraisal of the site and shall provide for the preservation, recording and protection of archaeological materials or features which may exist within the site. In this regard, the developer shall:

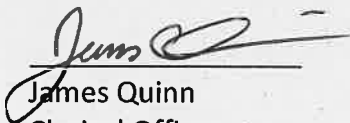
- (a) Notify the Planning Authority/ Department of Culture, Heritage and the Gaeltacht in writing at least four weeks prior to the commencement of any site operation, (including hydrological and geotechnical investigations) relating to the proposed development, and*
- (b) Employ a suitably-qualified archaeologist prior to the commencement of development.*

The archaeologist shall address the matters identified in the Archaeological Impact Assessment Report submitted.

- (c) Where archaeological material is found during the course of monitoring, the archaeologist may have work on the site stopped, pending a decision on the best approach to deal with the archaeology.*

The developer shall be prepared to be advised by the Department of Culture, Heritage and Gaeltacht with regard to the necessary mitigation action. The operator shall facilitate the archaeologist in recording any material found.

Mise le meas,



James Quinn
Clerical Officer

Planning, Economic & Rural Development



Comhairle Contae Chill Mhantáin Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe Planning, Economic and Rural Development

Áras An Chontae / County Buildings
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Suíomh / Website: www.wicklow.ie

Bba Architecture
Suite 3, Eden Gate Centre
Delgany
Co. Wicklow
A63 C966

29/07/2024

PRR 21/959 – consist of a mixed-use development including: 99 No. residential units in the following composition: - 59 no. Houses (14 No. 2 bed, 37 No. 3 bed and 8 No. 4 bed) with heights of two storey (53 No.) and bungalows (6. No.) in a mixture of 2 No. Detached, 20 No. Semi-detached and 37 No. terraced. - 36 No. duplex apartments are proposed in 4 No. three storey blocks (18 No. 3 bed and 18 No. 2 bed). - 4 No. bed apartments (all 3 bed) in the existing first floor modern extension of the protected structure. In the protected structure the following change of use is proposed. - The villa house is proposed to be used as a crèche (495 sqm) over two storeys and will extend into the existing modern extension. - The chapel is proposed as a community use (237 sqm) and will extend into the existing modern extension which will include toilets and a tea station. In the existing modern extension of the protected structure, the following change of use is proposed. - A retail unit (55 sqm) at ground floor. - A cafe (113 sqm) at ground floor. - A GP/medical practice (110 sqm) at ground floor. - 4 No. own door craft manufacturing units are proposed (total 160sqm) at ground floor. - ESB plant (25 sqm), access lobbies, lift and ancillary at ground floor. - 1 No. office unit (136 sqm) at first floor. - 4 No. apartments (all 3 bed) are proposed at first floor. The application also proposes the following: - New vehicular access from Convent Road. - Provision of pedestrian and cycle connections. - Demolition of bungalow and outbuildings (total 453 sqm) - Balconies are proposed to be erected for use of 4 No. apartments on the existing extension to Protected Structure. - Minor works to Protected Structure and existing extension to facilitate proposed uses and fire escape. - Change of use of Gate Lodge to management office (24 sqm). - The development includes site clearance, private, communal and public open space, landscaping including enhancement of stream, removal of walls, new boundary treatments, 212 parking spaces, ESB kiosk, lighting, play areas, cycle spaces, site drainage works and all ancillary site development works above and below ground at Former Carmelite Monastery Lands, Convent Road, Delgany, Co. Wicklow

A Chara,

In reference to your Compliance Submission for PRR 21/959 – Condition 28 (b), received 29/07/2024, please note the following;

Condition 28 (b)

This compliance submission is noted by the Planning Authority.

Mise le meas,

James Quinn
Clerical Officer
Planning, Economic & Rural Development

RECEIVED BBA

31 JUL 2024



*Tá an doiciméad seo ar fáil i bhformáidí eile ar iarratas.
This document is available in alternative formats on request.*

Ba chóir gach comhfhreagras a sheoladh chuig an Stiúrthóir Seirbhísí, Pleanáil, Forbairt Eacnamaíochta agus Tuaithe.
All correspondence should be addressed to the Director of Services, Planning, Economic and Rural Development.





Comhairle Contae Chill Mhantáin Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe Planning, Economic and Rural Development

Áras An Chontae / County Buildings
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Rphost / Email: plandev@wicklowcoco.ie
Suíomh / Website: www.wicklow.ie

Bba Architecture
Suite 3, Eden Gate Centre
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A63 C966

01/08/2024

PRR 21/959 – consist of a mixed-use development including: 99 No. residential units in the following composition: - 59 no. Houses (14 No. 2 bed, 37 No. 3 bed and 8 No. 4 bed) with heights of two storey (53 No.) and bungalows (6. No.) in a mixture of 2 No. Detached, 20 No. Semi-detached and 37 No. terraced. - 36 No. duplex apartments are proposed in 4 No. three storey blocks (18 No. 3 bed and 18 No. 2 bed). - 4 No. bed apartments (all 3 bed) in the existing first floor modern extension of the protected structure. In the protected structure the following change of use is proposed. - The villa house is proposed to be used as a crèche (495 sqm) over two storeys and will extend into the existing modern extension. - The chapel is proposed as a community use (237 sqm) and will extend into the existing modern extension which will include toilets and a tea station. In the existing modern extension of the protected structure, the following change of use is proposed. - A retail unit (55 sqm) at ground floor. - A cafe (113 sqm) at ground floor. - A GP/medical practice (110 sqm) at ground floor. - 4 No. own door craft manufacturing units are proposed (total 160sqm) at ground floor. - ESB plant (25 sqm), access lobbies, lift and ancillary at ground floor. - 1 No. office unit (136 sqm) at first floor. - 4 No. apartments (all 3 bed) are proposed at first floor. The application also proposes the following: - New vehicular access from Convent Road. - Provision of pedestrian and cycle connections. - Demolition of bungalow and outbuildings (total 453 sqm) - Balconies are proposed to be erected for use of 4 No. apartments on the existing extension to Protected Structure. - Minor works to Protected Structure and existing extension to facilitate proposed uses and fire escape. - Change of use of Gate Lodge to management office (24 sqm). - The development includes site clearance, private, communal and public open space, landscaping including enhancement of stream, removal of walls, new boundary treatments, 212 parking spaces, ESB kiosk, lighting, play areas, cycle spaces, site drainage works and all ancillary site development works above and below ground at Former Carmelite Monastery Lands, Convent Road, Delgany, Co. Wicklow

A Chara,

In reference to your Compliance Submission for PRR 21/959 – Conditions 2, 4 & 5, received 29/07/2024, please note the following;

Condition 2

This compliance submission is noted by the Planning Authority.

Condition 4

This compliance submission is noted by the Planning Authority.

Condition 5

Full compliance with this condition cannot be given until an agreement has been reached with our Housing Department.



Tá an doiciméad seo ar fáil i bhformáidí eile ar iarratas.
This document is available in alternative formats on request.

Ba chóir gach comhfhreagras a sheoladh chuig an Stiúrthóir Seirbhísi, Pleanáil, Forbairt Eacnamaíochta agus Tuaithe.
All correspondence should be addressed to the Director of Services, Planning, Economic and Rural Development.



Mise le meas,

A handwritten signature in dark ink, appearing to read 'James Quinn', with a horizontal line drawn underneath it.

James Quinn

Clerical Officer

Planning, Economic & Rural Development

RECEIVED BBA

01 AUG 2024



Comhairle Contae Chill Mhantáin Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe Planning, Economic and Rural Development

Áras An Chontae / County Buildings
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Suíomh / Website: www.wicklow.ie

Bba Architecture
Suite 3, Eden Gate Centre
Delgany
Co. Wicklow
A63 C966

02/08/2024

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A Chara,

In reference to your Compliance Submission for PRR 21/959 – Condition 14, received 29/07/2024, please note the following;

Condition 14

This compliance submission is deemed acceptable by the Planning Authority.

Mise le meas,

James Quinn
Clerical Officer
Planning, Economic & Rural Development

RECEIVED BBA

07 AUG 2024





Comhairle Contae Chill Mhantáin Wicklow County Council

Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
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A Chara,

In reference to your Compliance Submission for PRR 21/959 – Conditions 9 & 10 (c), received 29/07/2024, please note the following;

Condition 9

Further details are required as no timelines were included and it is noted that Commencement Notices have been lodged for the full site

Condition 10 (c)

This compliance submission is deemed acceptable to the Planning Authority.

Mise le meas,

James Quinn
Clerical Officer
Planning, Economic & Rural Development



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