



[Redacted]

[Redacted]

**A: Details of person / representative** [Redacted]

<b>Name</b>	[Redacted]
<b>Address</b>	[Redacted]
<b>Phone No.</b>	[Redacted]
<b>Email Address</b>	[Redacted]

If you are the [Redacted] submission, or making the submission on behalf of the [Redacted]

If you are not [Redacted] submission or making the submission on behalf of the [Redacted] part (C) of this form.

Please be advised [Redacted] ng.

**B: Landowner Submission**

<b>Town</b>	Delgany, Wicklow
<b>Landowner name</b>	[REDACTED]
<b>Landowner address</b>	[REDACTED]
<b>Landowner phone</b>	[REDACTED]
<b>Landowner email</b>	[REDACTED]
<b>Address of site</b>	Stylebawn House, Delgany, Co Wicklow and associated lands
<b>Site description</b>	The Glen Road is located to the north of the site, and Blackberry lane to the east. The site includes a protected structure
<b>Site Area</b>	See attached plan, c 13 acres

<b>Maps / information to accompany submission</b>	Check
Have you included the <b>required</b> Ordnance Survey map showing the lands at an appropriate scale i.e. 1:1000 in urban areas or 1:500 in rural area, clearly identifying the map in question?	Yes – 1:2500 was only map available
Have you included proof of ownership?	No

<b>Are you:</b>	Check
<b>Challenging the inclusion of certain lands on the map?</b>	Yes
<b>Challenging the date that lands are considered to be 'in scope'?</b>	NA
<b>Requesting a change in zoning?</b>	No
<b>Identifying additional lands that you believe should be shown on the maps?</b>	NA

**Grounds for your submission**

Please see attached letter from CS Consulting, in summary the site is unable to connect to the necessary infrastructure due to a pending planning application. It should be excluded from RZLT until such a time that application is granted.

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**C: Third Party Submission**

<b>Town</b>	
<b>Landowner name</b>	(if known)
<b>Landowner address</b>	(include Eircode if known)
<b>Landowner phone</b>	(if known)
<b>Landowner email</b>	(if known)
<b>Address of site</b>	(include Eircode if known)
<b>Site description</b>	(if address is unclear)
<b>Site Area</b>	(if known)

**Please include a map if available**

Please be advised that where we cannot identify the land we may not be able to take your submission into account.

<b>Are you:</b>	<b>Check</b>
<b>Challenging the inclusion of certain lands on the map?</b>	
<b>Challenging the date that lands are considered to be 'in scope'?</b>	
<b>Identifying additional lands that you believe should be shown on the maps?</b>	
<b>Grounds for your submission</b> (please see advice at end of this document)  (you can set out grounds on this form, or attach a separate document)	

**Criteria for inclusion on the map - any submission to exclude or include land should make reference to these criteria:**

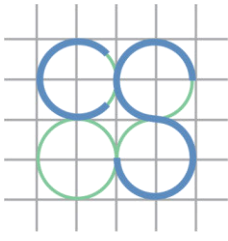
Land that meets the criteria for inclusion on the map, and therefore liable to the RZLT, is land that –

- is included in a development plan or local area plan and is zoned for residential development or zoned for a mixture of uses, that includes residential development.
- is serviced, or it is reasonable to consider may have access to services. Serviced means having access to the necessary public infrastructure and facilities including road and footpath access, public lighting, foul sewer drainage, surface water drainage and water supply necessary for dwellings to be developed and for which there is service capacity available sufficient to enable housing to be developed.
- is not affected in terms of its physical condition, by matters to a sufficient extent to preclude the provision of dwellings, including contamination or the presence of archaeological or historic remains.

but which is not –

- land that, while zoned residential, is an authorised development used to carry on a trade or profession by a business liable to pay commercial rates, and which provides services to residents of adjacent residential areas.
- land that is zoned for a mixed used purpose (including residential) unless it is reasonable to consider that such land is vacant or idle.
- land that is required for, or occupied by, other uses such as social, community or governmental infrastructure, including education and healthcare facilities, facilities used for the purposes of public administration, transport facilities and infrastructure, utilities, energy or telecommunications infrastructure and facilities; water and wastewater infrastructure and facilities, waste management and disposal infrastructure, recreational infrastructure including sports facilities and playgrounds.
- land that is subject to a statutory designation that may preclude development.
- land in respect of which the Derelict Sites Levy is payable.





CS CONSULTING  
GROUP

## CS CONSULTING GROUP

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T | +353 1 5480863 | E | info@csoconsulting.ie | www.csoconsulting.ie

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**RE: STYLEBAWN, DELGANY, CO. WICKLOW**

Dear Gavin,

[REDACTED] have not obtained planning permission in order to provide access to the public road nor have they received permission to connect to the foul and watermains and also to discharge surface water to the existing stream running through the site. As such, the necessary infrastructure to serve any proposed residential development on the lands is not available at this time, despite [REDACTED] having applied for planning permission to connect to this infrastructure. A decision on the planning permission submission is awaited.

Yours sincerely,

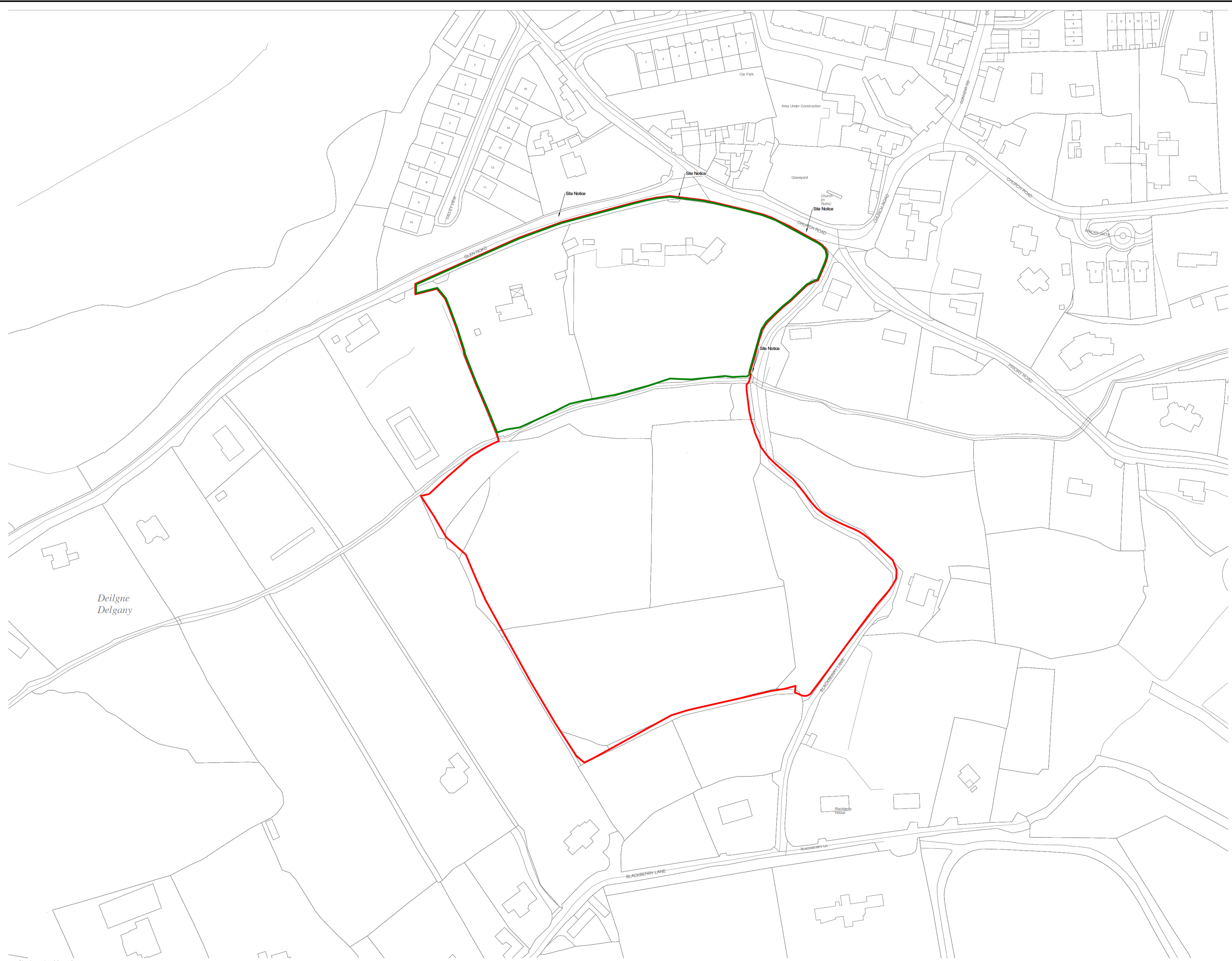
**Pearse Sutton**

Director and Chartered Engineer

BSc(Eng), CEng, Dip Struct Eng, FIEI, FStructE, MAPEGS, PEng, FConsEI, Dip Env Eng, Eur Ing, LEED AP  
**for Cronin & Sutton Consulting**

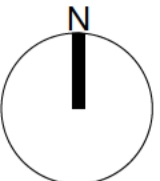






**Notes:**  
 - Do not scale from this drawing. Use figured dimensions in all cases.  
 - Verify dimensions on site and report any discrepancies to the Architect immediately.  
 - This drawing is to be read in conjunction with the Architect's Specification.  
 - © This drawing is copyright and may only be reproduced with the Architect's permission.

**Drawing Notes:**  
 OSI License Number - AR 0052222  
 Projection / Spatial Reference:  
 Projection: BRENTERF5 Irish Transverse Mercator  
 Centre Point Coordinates:  
 X,Y= 727487.9199, 710622.2122  
 Map Series | Map Sheets  
 1,2,500 | 3/31-B  
 Vertical Datum:  
 MALIN HEAD



Planning Application Legend	
Description	Symbol
SITE BOUNDARY	
DEVELOPMENT AREA	

Rev.	Date	Drawn	Details of Issue / Revision
P01	07/03/2022	JB	Planning

W: [www.reddyarchitecture.com](http://www.reddyarchitecture.com)  
 E: [info@reddyarchitecture.com](mailto:info@reddyarchitecture.com)

Client Details:  
 [Redacted]

Project Details:  
**Stylebawn 1a**  
**Delgany**

Drawing Title:  
**Site Location Map 1a**

Job No:	Sheet Size:	Scale @A1:
<b>P21-001</b>	<b>A1</b>	<b>As indicated</b>
Issue Date:	Drawn By:	Reviewed By:
<b>07/03/22</b>	<b>JB</b>	<b>LW</b>

Status:	Purpose of Issue
<b>S0</b>	<b>Planning</b>
Project-Originator-Zone-Level-Type-Role-Classification-Number	Revision
<b>DELG-RAU-SW-XX-DR-A-MPL-1001</b>	<b>P01</b>