

PLANNING APPLICATION FORM

Please read directions and documentation requirements at back of form before completion. All questions relevant to the proposal being applied for must be answered. Non relevant questions: Please mark n/a.

PLANNING APPLICATION FORM (Part 1)

1. Name of Relevant Planning Authority: Wicklow County Council

2. Location of Development

Postal Address or Townland or Location (as may best identify the land or structure in question)	A Site of 6.05 hectares at Blessington Demesne, Blessington, Co. Wicklow. The site is generally bound: to the north-east by undeveloped land and Oak Drive; to the south-east by Saint Mary's Senior National School, Cocoon Childcare and Newtown Centre (across a local street); to the south-west by Downshire Park (across a local street); and to the north-west by the Blessington Inner Relief Road.
Ordnance Survey Map Ref No (and the Grid Reference where available)	3610-C, 3610-D Grid Eastings: 697,991 Grid Northings: 714,732

3. Type of planning permission (please tick appropriate box):

☒ Permission

☐ Permission for retention

☐ Outline Permission

☐ Permission consequent on Grant of Outline Permission

4. Where planning permission is consequent on grant of outline permission:

Outline Permission Register Reference Number:

Date of Grant of Outline Permission:

5. Applicant ²

Name(s)	Marshall Yards Development Company Limited
	Contact details of Applicant to be supplied at Question ²³

6. Where Applicant is a Company (registered under the Companies Acts):

Name(s) of company director(s)	Stephen Garvey, Michael Rice
Registered Address (of company)	Block C, Maynooth Business Campus Straffan Road Maynooth, Co. Kildare W23F854
Company Registration No.	631751

7. Person/Agent acting on behalf of the Applicant (if any):

Name	Daniel Moody
	Address to be supplied at the end of this form. (Question 24)

8. Person responsible for preparation of Drawings and Plans: ^{3 & 16}

Name	Liam Murphy
Firm/Company	Deady Gahan Architects

9. Description of Proposed Development:

<p>Brief description of nature and extent of development ⁴</p>	<p>The proposed development principally comprises the construction of a mixed-use development with a gross floor area of 23,219.1 square metres and ranging in height from 1 No. to 5 No. storeys that includes: a total of 269 No. residential dwellings (36 No. 1-bed, 127 No. 2-bed, 94 No. 3-bed and 12 No. 4-bed) as houses and apartments/duplexes, with 233 No. of these as 'standard' units and 36 No. as 'later living' units; a medical centre (224 sq m); a pharmacy (115 sq m); and a café (60 sq m). The development also comprises: 2 No. multi-modal entrances/exits with junctions at Blessington Inner Relief Road to the north-west and the local street to the south-west; a new pedestrian/cycle crossing to the south-east at the local street; upgrades to the Blessington Inner Relief Road roundabout to the west, including pedestrian/cycle crossings; new pedestrian/cycle crossing at Blessington Inner Relief Road to the north-west; 341 No. car parking spaces; cycle parking; hard and soft landscaping including public open space, communal amenity space and private amenity space (as gardens, balconies and terraces facing all directions); boundary treatments; 3 No. sub-stations; bin stores; public lighting; PV arrays atop all dwellings; PV array, lift overrun and plant atop the 5-storey mixed-use building; and all associated works above and below ground.</p>
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10. Legal Interest of Applicant in the Land or Structure:

<p>Please tick appropriate box to show applicant's legal interest in the land or structure</p>	<p>A. Owner</p>	<p>B. Occupier</p>
	<p>C. Other X</p>	

Where legal interest is 'Other', please expand further on your interest in the land or structure.	Glenveagh Homes Limited are the landowners of the majority of the site and a Letter of Consent (enclosed) has been secured from them to allow Marshall Yards Development Company Limited to lodge this Planning Application. There are tracts of land outside Glenveagh Homes Limited's ownership that are included as part of the proposed development; however, they have sufficient legal interest over these lands to facilitate the proposed development. Please see enclosed Legal Opinion by Peter Bland SC.
If you are not the legal owner, please state the name of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.	Glenveagh Homes Limited

11. Site Area:

Area of site to which the application relates in hectares	6.050
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12. Where the application relates to a building or buildings:

Gross floor space ⁵ of any existing building(s) in sq m	0.00
Gross floor space of proposed works in sq m	23,219.10
Gross floor space of work to be retained in sq m (if appropriate)	0.00
Gross floor space of any demolition in sq m (if appropriate)	0.00

13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:

Class of Development	Gross floor area in sq m
class14	22820.1
class14	399

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14. In the case of residential development please provide the following,

(a) Breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses	0	0	115	70	12	0	197
Apartments	0	36	12	24	0	0	72
Number of car parking spaces to be provided							Total: 341

15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use ⁶ (or previous use where retention permission is sought)	Greenfield
Proposed use (or use it is proposed to retain)	Mixed-Use Development: Residential, Medical Centre, Pharmacy and Cafe.
Nature and extent of any such proposed use (or use it is proposed to retain)	233 'Standard' Residential Dwellings, 36 'Later Living' Dwellings, Medical Centre, Pharmacy & Café.

16. Social and Affordable Housing

Please tick appropriate	Yes	No
Is the application an application for permission for development to which Part V of the Planning and Development Act 2000, as amended, applies? ⁷	X	

If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act including, for example, (i) details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and (ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act."

(iii) If the answer to the above question is "yes" but you consider that paragraph (j) of Section 96(3) would be applicable, evidence of when site was purchased should be submitted.

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Please see the submitted Part V Proposal for details.

If the answer to the above question is **“yes”** but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, as amended ⁸ , a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).

If the answer to the above question is **“no”** by virtue of section 96(13) of the Planning and Development Act 2000, as amended ⁹ , details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.

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17. Development Details

Please tick appropriate	Yes	No
Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?		X
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?		X
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments Acts 1930-2004 ¹⁰	X	
Does the proposed development require the preparation of an Environmental Impact Statement ¹¹ ?		X
Does the application relate to work within or close to a European Site or a Natural Heritage Area ¹² ?		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring a licence from the Environmental Protection Agency other than a waste licence?		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?		X
Do the Major Accident Regulations apply to the proposed development?		X
Does the application relate to a development in a Strategic Development Zone?		X
Does the proposed development involve the demolition of any structure?		X

18. Site History

Details regarding site history (if known)

<p>Has the site in question ever, to your knowledge, been flooded? Yes [] No [X] If yes, please give details e.g. year, extent: Are you aware of previous uses of the site e.g. dumping or quarrying? Yes [] No [X] If yes, please give details:</p>								
<p>Are you aware of any valid planning applications previously made in respect of this land/structure?</p>								
<p>Yes [X] No [] If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:</p> <table border="0"> <tr> <td>Reference No.: 20362</td> <td>Date: 14/04/2020</td> </tr> <tr> <td>Reference No.: 20184</td> <td>Date: 25/02/2020</td> </tr> <tr> <td>Reference No.:</td> <td>Date:</td> </tr> <tr> <td>Reference No.:</td> <td>Date:</td> </tr> </table> <p>If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001, as amended.</p>	Reference No.: 20362	Date: 14/04/2020	Reference No.: 20184	Date: 25/02/2020	Reference No.:	Date:	Reference No.:	Date:
Reference No.: 20362	Date: 14/04/2020							
Reference No.: 20184	Date: 25/02/2020							
Reference No.:	Date:							
Reference No.:	Date:							
<p>Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development ¹³ ?</p>								
<p>Yes [] No [X]. An Bord Pleanála Reference No.: .</p>								

19. Pre-application Consultation

<p>Has a pre-application consultation taken place in relation to the proposed development ¹⁴ ?</p>
<p>Yes [X] No [] If yes, please give details: Please see Section 4.0 of the Planning Report and Statement of Consistency for details.</p> <p>Reference No. (if any): LRDPP06/24</p> <p>Date(s) of consultation: 2024-03-08</p> <p>Persons involved: WCC attendees: Suzanne White, Fergal Keogh, Mark Costello, Marc Devereux, John Bowes, Declan O'Brien, Pat Byrne, Carol Murphy & Nicola Fleming.</p>

20. Services

Proposed Source of Water Supply

Please indicate whether existing or new:

Existing ☐ New ☒ Not Applicable ☐

Public Mains ☒ Group Water Scheme ☐ Private Well ☐ Other (please specify) ☐

Name of Group Water Scheme (where applicable)

Proposed Wastewater Management/Treatment

Please indicate whether existing or new:

Existing ☐ New ☒ Not Applicable ☐

Public Sewer ☒ Conventional septic tank system ☐ Other on-site treatment system
(Please specify) ☐

Proposed Surface Water Disposal
Public Sewer/Drain <input checked="" type="checkbox"/> Soakpit <input type="checkbox"/> Watercourse <input type="checkbox"/> Other (Please specify) <input type="checkbox"/> Not Applicable <input type="checkbox"/>

21. Details of Public Notice

Approved newspaper in which notice was published	Irish Daily Star
Date of publication	08-11-2024
Date on which site notice was erected ¹⁷	08-11-2024

22. Application Fee

Fee Payable ¹⁸	37,842.80
Basis of Calculation	Class 14 (b) - €130 x 269 No. units = €34,970 Class 14 (c) - €7.20 x 339 sq m = €2,872.80

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning & Development Acts 2000, as amended, and the Regulations made there under: Where an application is made in electronic form with the consent of the Planning Authority under article 22(3) of the Principal Regulations valid login credentials will replace the need for a signature and satisfy the declaration.

To be signed by applicant(s) or agent where applicable.

	Applicant	Applicant (where more than one applicant is named).	Agent
Signature	_____	_____	_____
Print Name	_____	_____	_____
Date	_____	_____	_____