

Wicklow County Council  
County Buildings  
Whitegates  
Wicklow Town  
Co. Wicklow

Friday, 8<sup>th</sup> November 2024

Dear Sir/Madam,

**RE: PLANNING APPLICATION FOR A PROPOSED LARGE-SCALE RESIDENTIAL DEVELOPMENT (LRD) AT A SITE OF 6.05 HA IN BLESSINGTON, CO. WICKLOW – RESUBMISSION FOLLOWING INVALIDATION**

### **1.0 INTRODUCTION**

Thornton O'Connor Town Planning have been retained as Planning Agent by Marshall Yards Development Company Limited in respect of a Large-Scale Residential Development (LRD) proposed in Blessington, Co. Wicklow.

The LRD 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)."*

### **2.0 RESUBMISSION FOLLOWING INVALIDATION**

The enclosed Planning Application is a resubmission following the invalidation of a preceding Application due to the detail contained in the Site and Newspaper Notices. The description of the development has been revised per the extract above and pre-agreed with the Planning Department of Wicklow County Council.

### **3.0 PUBLICATION OF THE DRAFT BLESSINGTON LOCAL AREA PLAN 2025**

We note that since the initial Planning Application was lodged, the *Draft Blessington Local Area Plan 2025* has been published, with submissions from the public welcome until 11<sup>th</sup> December 2024.

Our Client intends to make a submission on the Draft, but at this stage, they wish to welcome its publication and to highlight that upon preliminary inspection, the proposed development accords with its principles. The proposal will deliver sustainable, infill development; yielding much-needed additional housing and a mix of appropriate uses.

#### 4.0 CLOSING REMARKS

We trust the above and enclosed are in order to facilitate prompt validation and assessment of the Planning Application.

Yours faithfully,

A handwritten signature in black ink that reads "Sadhbh O'Connor". The signature is written in a cursive, flowing style.

Sadhbh O'Connor  
Director  
Thornton O'Connor Town Planning