



# Comhairle Contae Chill Mhantáin Wicklow County Council

**Iompar agus Seachadadh Bonneagair  
Transportation & Infrastructure Delivery**

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Colm McEldowney,  
Planning Project Manager,  
Glenveagh,  
Block C,  
Maynooth Business Campus,  
Straffan Road,  
Maynooth,  
Co. Kildare.

30<sup>th</sup> October 2024

**RE: PROPOSED PLANNING APPLICATION FOR DEVELOPMENT OF 265 UNITS AT  
BLESSINGTON, CO. WICKLOW  
APPLICANT MARSHALL YARDS DEVELOPMENT COMPANY LTD  
AGENT DEADY GAHAN ARCHITECTS.**

**SUBJECT TO CONTRACT AND CONTRACT DENIED**

Dear Mr. McEldowney,

I refer to the above proposed Planning Application by Marshall Yards Development Company Ltd for 265 dwellings at development address Blessington, Co. Wicklow, and your submissions dated 4<sup>th</sup> April, 29<sup>th</sup> July, and the 7<sup>th</sup> and 9<sup>th</sup> August 2024 to the Council in relation to the manner in which the Developer proposes to fulfill their obligations under Part V of the Planning and Development Acts as amended.

Subject to Contract and to further detailed agreement upon the grant of a Planning Permission for the above development, I can confirm that Wicklow County Council is agreeable in principle only that if your client qualifies for the transition arrangements on the site in respect of Part V then your clients Part V obligations may be satisfied by the provision of 27 units as follows:

- 4 x 1 bed duplex apartments type units
- 4 x 3 bed duplex apartments type units
- 17 x 2 bed terraced town houses type units
- 2 x 3 bed end of terrace town houses type

This is as included in your submission dated 7<sup>th</sup> and 9<sup>th</sup> August 2024 outlined in proposed Site Layouts drawing and drawing numbers 23072-P-301, 302, 401, 700, 701, 702, 703 and 704.

The 1 bed unit types LM1, LM3, LM5 and LM7 are oversized at 57sqm.  
The 3 bed 4 person type D1-CA1 units are acceptable at 91sqm however the en-suite is not required. The 17 x 2 bed 3 person type E1-CA1 units are acceptable at 73sqm however the



en-suites are not required but a main bathroom will have to be provided. The 3 bed duplex unit types LM2, LM4, LM6 and LM8 are oversized at 118sqm for a 5 person unit and the en-suite is not required. Please note that in order for the Council to receive funding the units should meet the Quality Housing for Sustainable Communities Guidelines.

It is noted that the units are well spread throughout the development.

It should be noted that this letter is preliminary only and that the final provision in compliance with you/your clients Part V obligations and the costings relating thereto which are yet to be agreed can only be agreed on the issue of a Final Grant of Planning Permission whether by Wicklow County Council or by An Bord Pleanala on appeal.

Please also note that if the development is proposed to be carried out in phases, a Final Agreement will have to be reached prior to the commencement of development on foot of such Planning Permission as to the phasing of the development and the phasing of the satisfying of your/your clients Part V obligations under the said Planning Permission when granted.

When applying for this permission, the Directors of the company should indicate their assent to the proposals that you have negotiated on their behalf.

Article 22 (2)(e) of the Planning and Development Regulations has been amended and now imposes specific requirements in relation to the details which need to be submitted as part of the planning application as to how the applicant proposes to comply with a Part V condition.

Where an applicant fails to submit the required minimum details for a Part V proposal, failure to submit proposals in full may result in the planning authority invalidating an application on the grounds of non-compliance with article 22(2)(e). Your planning application should include

1. How you propose to discharge his/her Part V obligation as regards a section of a preferred option from the options available under the legislation.
2. Details in relation to the units or land to be provided and
3. Financial aspects – it is noted that indicative costs have not been submitted and should be submitted with your planning applications.

**Please note that any Contract for Sale and or Building Agreement resulting from the Part V or Turnkey process will have to be notified to Revenue and assessed for Relevant Contract Tax (RCT) compliance.**

Yours sincerely,



David Porter

Administrative Officer  
Housing, Capital Projects  
Wicklow County Council