



Comhairle Chontaie Chill Mhantain, Aras an Chontae, Cill Mhantain
Wicklow County Council, County Buildings Wicklow.
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Opening Hours: 9.00am – 3.30pm Monday to Friday excluding Public Holidays

PLANNING APPLICATION FORM

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore please ensure that each section of this application form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

ADDITIONAL INFORMATION

It should be noted that each planning authority has its own development plan, which sets out local development policies and objectives for its own area. The authority may therefore need supplementary information (i.e. other than that required in this form) in order to determine whether the application conforms with the development plan and may request this on a supplementary application form.

Please see the [Supplementary Application Form](#) which identifies specific informational requirements which are considered necessary for the assessment of Rural Housing : Level 10 and Single Housing in Level 6-9 settlements and clusters.

Failure to supply the supplementary information will not invalidate your planning application but may delay the decision-making process or lead to a refusal of permission. Therefore applicants should contact the relevant planning authority to determine what local policies and objectives would apply to the development proposed and whether additional information is required.

The Wicklow County Development Plan 2016 -2022, and Town/ Local Area Plans are available to view at <https://www.wicklow.ie/Living/Services/Planning/Development-Plans-Strategies>.

A Preplanning Guide for one off-rural housing is available online at

<https://www.wicklow.ie/Living/Services/Planning/Planning-Applications/Pre-planning/Pre-Planning-Guides>.

OTHER STATUTORY CODES

An applicant will not be entitled solely by reason of a planning permission to carry out the development. The applicant may need other consents, depending on the type of development. For example, all new buildings, extensions and alterations to, and certain changes of use of existing buildings must comply with building regulations, which set out basic design and construction requirements. Also any works causing the deterioration or destruction of the breeding and resting places of bats, otters, natterjack toads, Kerry slugs and certain marine animals constitute a criminal offence unless covered by a derogation licence issued by the Minister for Culture, Heritage and the Gaeltacht (pursuant to Article 16 of the Habitats Directive).

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

Planning applications may contain personal data/sensitive personal data. Wicklow County Council has put in place procedures to ensure compliance with Data Protection Legislation. If applicants wish elected representatives to make representations on their behalf and access information to their planning application they must expressly give their consent to do so by completing a data protection consent form .

1. Name of Relevant Planning Authority:

WICKLOW COUNTY COUNCIL

2. Location of Proposed Development:

| | |
|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| <i>Postal Address or Townland or Location (as may best identify the land or structure in question)</i> | "Kilbride" Arklow County Wicklow |
| <i>Ordnance Survey Map Ref No (and the Grid Reference where available)¹</i> | CYAL50459783 Grid Eastings: 324,401 Grid Northings: 174,757 |

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. Applicant²:

| | |
|----------------|-------------------------------------------------------------------------|
| <i>Name(s)</i> | Certain Assets of Dawnhill and Windhill Limited |
| | Address MUST be supplied at the end of this form. (Question: 27) |

6. Where Applicant is a Company (registered under the Companies Acts 1963 to 1999):

| | |
|----------------------------------------|-----|
| <i>Name(s) of company director(s)</i> | N/A |
| <i>Registered Address (of company)</i> | N/A |
| <i>Company Registration Number.</i> | N/A |

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

| | |
|-------------|-------------------------------------------------------------------------|
| <i>Name</i> | McGill Planning Limited |
| | Address MUST be supplied at the end of this form. (Question: 25) |

8. Person responsible for preparation of Drawings and Plans³:

| | |
|---------------------|----------------|
| <i>Name</i> | Paul Geoghegan |
| <i>Firm/Company</i> | BKD Architects |

9. Description of Proposed Development:

| | |
|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Brief description of nature and extent of development⁴</i> | <p>The development will consist of the demolition of 3 no. structures on site including a 2-storey habitable house (total GFA 207 sq.m) and 2 no. sheds/outbuildings (c.580 sq.m). Closures of 2 no. existing entrances onto the Kilbride Road (L-6179). Construction of a new residential development and local centre comprising: 666 no. units (578 no. semi-detached and terraced housing (100 no. 2 beds, 317 no. 3 beds, 161 no. 4 beds) and 88 no. apartments and duplex apartments (24 no. 1 beds, 51 no. 2 beds and 13 no. 3 beds)). All residential units will have associated private open space facing north/ south/ east/ west. The proposal will also include a local centre (c. 2335 sq.m) comprising a creche (c.1,095sqm) with outdoor play area, 3 no. community/medical units (c.450 sq.m), and 3 no. retail units (c.790sq.m). Building heights within the development will range from one to five storeys.</p> <p>The development will include streets, pedestrian/cycle links, open spaces/parks (with play areas) and will include amendments to the permitted open spaces and access road granted as part of the Phase 1/Character Area 1a development (WCC Reg. Ref.: 23/756 on the subject lands.</p> <p>The development will also include a public boardwalk/bridge for pedestrians and cyclists from the development across Arklow Town Marsh and the Avoca River to the Arklow Riverwalk north of Arklow Town Car Park and the Town Centre, with the bridge</p> |
|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| | |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>element (and associated works) across the Avoca River constructed atop the concrete columns (debris traps) permitted as part of the Arklow Flood Relief Scheme (Planning Ref. ABP-310368-21).</p> <p>All associated site development works, site reprofiling, infrastructural and drainage works, surface water attenuation and natural attenuation areas, connection to public services and utilities (including undergrounding of ESB lines), provision of substations, bin stores, bicycle stores, car and cycle parking at surface and undercroft levels, public lighting, landscaping and planting, public/communal/private open spaces and boundary treatment works. This development will form part of the designated Kilbride Action Area Plan AAP3.</p> |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

10. Legal Interest of Applicant in the Land or Structure:

| | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| Please tick appropriate box to show applicant's legal interest in the land or structure | A. Owner <i>X</i> | B. Occupier |
| | C. Other <i>X</i> | |
| If you are not the legal owner, please state the name and address of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation. | <p>A portion of the land is owned by Wicklow County Council (Wicklow County Council, County Buildings, Whitegates, Wicklow Town).</p> <p>See Letter of Consent submitted as part of this application.</p> | |

11. Site Area:

| | |
|-----------------------------------------------------------|---------|
| Area of site to which the application relates in hectares | 25.07ha |
|-----------------------------------------------------------|---------|

12. Where the application relates to a building or buildings:

| | |
|------------------------------------------------------------------------------|---------------|
| Gross floor space ⁵ of any existing building(s) in m ² | 786.13 sqm |
| Gross floor space of proposed works in m ² | 74,240.02 sqm |
| Gross floor space of work to be retained in m ² (if appropriate) | 0sqm |
| Gross floor space of any demolition in m ² (if appropriate) | 786.13 sqm |

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:

| <i>Class of Development</i> | <i>Gross floor area in m²</i> |
|-------------------------------------|------------------------------------------|
| Class 1 (Residential) | 71,905.2 sqm |
| Class 4 (Commercial – local centre) | 2335 sqm |
| | |
| | |

14. In the case of residential development please provide breakdown of residential mix:

| <i>Number of</i> | Studio | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 4+ Bed | Total |
|----------------------------------------------------|--------|-------|-------|-------|-------|--------|-------------|
| <i>Houses</i> | | | 100 | 317 | 161 | | 578 |
| <i>Apartments</i> | | 24 | 51 | 13 | | | 88 |
| <i>Number of car-parking spaces to be provided</i> | | | | | | | Total: 1185 |

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:

| | |
|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <i>Existing use⁶ (or previous use where retention permission is sought)</i> | Agricultural Lands / Marsh / Residential. |
| <i>Proposed use (or use it is proposed to retain)</i> | Residentially led mixed use development including creche, retail and community uses. |
| <i>Nature and extent of any such proposed use (or use it is proposed to retain)</i> | Residentially led mixed use development including creche, retail and community uses. |

16. Social and Affordable Housing

| Please tick appropriate box | Yes | No |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|----|
| <p><i>Is the application an application for permission for development to which Part V of the Planning and Development Act 2000 applies?⁷</i></p> | <p><i>X</i></p> | |
| <p>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,</p> <p><i>(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</i></p> <p><i>(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.</i></p> <p>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 2008 , 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).</p> <p>If the answer to the above question is 'no' by virtue of section 96(13) of the Planning and Development Act 2009 , details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.</p> | <p><i>Please refer to Part V Pack submitted as part of this application.</i></p> | |

17. Development Details

| <i>Please tick appropriate box</i> | Yes | No |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------|
| <i>Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?</i> | | X |
| <i>Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?</i> | | X |
| <i>Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments (Amendment) Act, 1994¹⁰</i> | | X |
| <i>Does the proposed development require the preparation of an Environmental Impact Assessment Report¹¹?</i> | X | |
| <i>Does the application relate to work within or close to a European Site (under S.I. No. 94 of 1997) or a Natural Heritage Area¹² ?</i> | | X |
| <i>Does the application relate to a development which comprises or is for the purposes of an activity requiring an integrated pollution prevention and control licence?</i> | | X |
| <i>Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?</i> | | X |
| <i>Do the Major Accident Regulations apply to the proposed development?</i> | | X |
| <i>Does the application relate to a development in a Strategic Development Zone?</i> | | X |
| <i>Does the proposed development involve the demolition of any structure?</i> | X | |

18. Site History

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded?

Yes ☒ No ☐

If yes, please give details e.g. year, extent.

[Please see Site Specific Flood Risk Assessment](#)

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes ☐ No ☒

If yes, please give details.

Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes ☒ 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:

Reference No.: [23756](#) Date: [06/10/2023](#)

Reference No.: [221006](#) Date: [16/09/2022](#)

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.

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development ¹³?

Yes ☐ No ☒

An Bord Pleanála Reference No.: _____

19. Pre-application Consultation

Has a pre-application consultation taken place in relation to the proposed development ¹⁴?

Yes ☒ No ☐

If yes, please give details: [Please refer to the Planning Report prepared by MCG Planning](#)

Reference No. (if any): [LRD PP24/31](#)

Date(s) of consultation: [18/12/2024](#)

Persons involved: [Edel Bermingham, Fergal Keogh, Declan O'Brien, Mary Cahill, Tom Fox, Avril Hill, Jonathan Sexton, Danielle Gannon](#)

20. Services (See supplementary information – Explanatory notes - page 5 and 6)

Proposed Source of Water Supply

Public Mains ☒ Group Water Scheme ☐ Private Well ☐

Existing connection ☐ New connection ☒

Other (please specify): _____

Name of Group Water Scheme (where applicable) _____

Proposed Wastewater Management/Treatment

Public Sewer ☒ Conventional septic tank system ☐

Existing ☐ New ☒

Other on-site treatment system ☐ Please specify _____

Proposed Surface Water Disposal

Public Sewer/Drain ☐ Soakpit ☐

Watercourse ☒ Other ☐ Please specify _____

21. Details of Public Notice

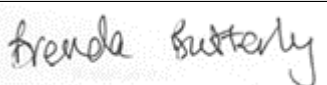
| | |
|----------------------------------------------------------------------|------------------|
| <i>Approved newspaper¹⁵ in which notice was published</i> | Irish Daily Star |
| <i>Date of publication</i> | 23/05/2025 |
| <i>Date on which site notice was erected</i> | 23/05/2025 |

N.B. The notice must be placed in one of the following papers:- The Daily Mail, The Echo (South Wicklow only), The Evening Herald, The Examiner, The Irish Independent, The Irish Times, The Mirror, The Star, The Wicklow People, The Wicklow Times.

22. Application Fee

| | |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Fee Payable</i> | 80,000.00 |
| <i>Basis of Calculation</i> | MAXIMUM FEE PAYABLE Class 14(b) Housing Units: €130 x 666 units = €86,580 Class 14(c) Other Uses on the Land: €7.20 x 2,330 sqm = €16,776 Class 14(c) Submission of an EIAR: €10,000 |

23. Declaration.

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| 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 Act 2000, as amended, and the Regulations made thereunder: | |
| Signed (Applicant or Agent as appropriate) |  <i>Brenda Butterly, McGill Planning Limited</i> |
| Date | 23/05/2025 |

CONTACT DETAILS – NOT TO BE PUBLISHED.

24. Applicant Address/ Contact Details :

| | |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Address | <i>Certain Assets of Dawnhill and Windhill Limited, C/O Kroll Advisory (Ireland) Limited 24 Stephens Green Dublin 2 D02EK82</i> |
| Email Address | <i>ktraynor@lioncor.ie</i> |
| Telephone number (optional) | <i>+353 (0)86 373 3315</i> |

25. Agents (if any) Address/ Contact Details

| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| Address | <i>McGill Planning Limited, 9 Pembroke Street Upper, Dublin 2, D02 KR83</i> |
| Email Address | <i>info@mcgplanning.ie</i> |
| Telephone number (optional) | <i>01 284 6464 / 085 822 9829</i> |
| Fax No. (if any) | |
| Should all correspondence be sent to the agent's address (where applicable)? Please tick appropriate box. (Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address) | |
| Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |

A contact address must be given, whether that of the Applicant or that of the Agent.

