

Planning Department  
Wicklow County Council  
County Buildings  
Station Road  
Wicklow Town  
Co. Wicklow  
A67 FW96

Our Ref. 26027

28 October 2026

**RE: PROPOSED AMENDMENT TO LARGE-SCALE RESIDENTIAL DEVELOPMENT PERMITTED UNDER WCC REG. REF. 24325 CONSISTING OF 352NO. RESIDENTIAL UNITS & SITE WORKS AT LANDS AT TINAHISK UPPER, MONEY LITTLE, AND MONEY BIG, ARKLOW, CO. WICKLOW.**

Dear Sir / Madam,

We, Stephen Little & Associates Chartered Town Planners & Development Consultants, 26 / 27 Upper Pembroke Street, Dublin 2, are instructed by our client, (the Applicant), Castlethorn Arklow Limited, Overend House, Dundrum Town Centre, Sandyford Road, Dundrum, to prepare this Planning Application Report & Statement of Consistency to accompany this planning application for Large-scale Residential Development (LRD).

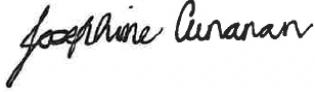
The following are the plans and particulars enclosed with this application: -

1. Cover Letter, prepared by Stephen Little & Associates.
2. LRD Planning Application Form 19.
3. Proof of Payment.
4. Newspaper Notice.
5. Site Notice.
6. Applicant Consent to Agent Letter.
7. Michael Byrne Letter of Consent
8. Ginpole Holdings Unlimited Company Letter of Consent
9. Confirmation of Feasibility from Uisce Eireann dated 26 June 2026 (Appendix A of Engineering Assessment Report).
10. Part V Costings Letter.
11. Part V Validation Letter.

12. Planning Application and Statement of Consistency Report, prepared by Stephen Little & Associates.
13. Environmental Impact Assessment Screening Statement, prepared by Stephen Little & Associates.
14. Architectural Drawings, prepared by O'Mahony Pike Architects (refer to enclosed drawing schedule).
15. Architectural Design Statement, prepared by O'Mahony Pike Architects.
16. Housing Quality Assessment, prepared by O'Mahony Pike Architects.
17. Schedule of Accommodation, prepared by O'Mahony Pike Architects.
18. Summary Schedule, prepared by O'Mahony Pike Architects.
19. Parking Schedule, prepared by O'Mahony Pike Architects.
20. POS Schedule, prepared by O'Mahony Pike Architects.
21. Engineering Drawings, prepared by Waterman Moylan Consulting Engineers (refer to enclosed drawing schedule).
22. Flood Risk Assessment, prepared by Waterman Moylan Consulting Engineers.
23. Engineering Assessment Report, prepared by Waterman Moylan Consulting Engineers.
24. Traffic and Transport Assessment, prepared by Waterman Moylan Consulting Engineers.
25. Road Safety Audit Stage 1, prepared by Waterman Moylan Consulting Engineers.
26. Mobility Management Plan, prepared by Waterman Moylan Consulting Engineers.
27. Construction Waste Management Plan, prepared by Waterman Moylan Consulting Engineers.
28. DMURS Statement of Consistency, prepared by Waterman Moylan Consulting Engineers.
29. Preliminary Construction Environmental Management Plan, prepared by Waterman Moylan Consulting Engineers.
30. Construction Environmental Management Plan, prepared by AWN Consulting.
31. Resource Waste Management Plan, prepared by AWN Consulting.
32. Operational Waste Management Plan, prepared by AWN Consulting.
33. Acoustic Design Statement, prepared by Wave Dynamics
34. Landscape Drawings, prepared by Doyle & O'Troithigh Landscape Architects (refer to enclosed drawing schedule).
35. Landscape Design Report, prepared by Doyle & O'Troithigh Landscape Architects
36. Outdoor Lighting Report, prepared by Sabre Electrical Services Ltd
37. SES 09726 Sheet 1 Public Lighting Layout, prepared by Sabre Electrical Services Ltd
38. SES 09726 Sheet 2 Public Lighting Layout, prepared by Sabre Electrical Services Ltd
39. Appropriate Assessment Screening Report, prepared by Altemar
40. Ecological Impact Assessment Report, prepared by Altemar
41. Archaeological Impact Assessment with Test Trenching, prepared by DeFaoite Archaeology.
42. Daylight & Sunlight Assessments Report, prepared by Digital Dimensions.
43. CGIs, prepared by Digital Dimensions
44. Arboricultural Report, prepared by Arborist Associates
45. Arboricultural Drawings, prepared by Arborists Associates (refer to enclosed drawing schedule).
46. Energy Efficiency & Climate Change Adaptation Design Statement, prepared by TEM Consulting
47. Building Lifecycle Report, prepared by Castlethorn

We trust that everything is in order. We confirm that we act for the Applicant in this case and would ask that all future correspondence in relation to this planning application be directed to this office.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Josephine Curran', written in a cursive style.

**STEPHEN LITTLE & ASSOCIATES**