

Blessington Demesne mixed-use development

Wicklow, Ireland | Wicklow County Council

PERMITTED 269 Official reviewed scheme figure.	COMMENCED None indexed Official notice coverage where	SIGNAL 209 Official linked-notice	REMAINING Not published Only shown when the reviewed	VALUE Not official No official contract value is published
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Scope check - read before pricing

Findings cite their own application, amendment, parent, related, phase or signal scope. This brief is not tender, award, contractor appointment, supplier appointment or procurement timetable evidence.

Strongest package signals

Watermain and utility works

Application scope | Explicit official evidence / Medium | locator: PDF page 28; 22; Section 5.2.1, Pre-Connection
Feedback from Irish Water
The recorded water connection response requires approximately 300 m of existing 150 mm main to be upsized to 250 mm.

Site infrastructure

Application scope | Explicit official evidence / Medium | locator: PDF page 1; 1; Planning referral description for 24/60694
The application describes 269 proposed dwellings, comprising houses and apartments/duplexes.

Roads and active travel

Application scope | Explicit official evidence / Medium | locator: PDF page 9; 3; Section 1.6, Proposed Development
Primary vehicle access is proposed from the Blessington Inner Relief Road, with additional pedestrian and cycle permeability described in the same section.

Open enriched PlanningBrief project page



Scan to verify live page

Package details

SPECIALIST CONSTRAINT

Watermain and utility works

Scope: Application scope | Confidence: Explicit
official evidence / Medium | Ref 2460694 | Locator PDF
page 28; 22; Section 5.2.1, Pre-Connection Feedback
The recorded water connection response requires

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Site infrastructure

Scope: Application scope | Confidence: Explicit
official evidence / Medium | Ref 2460694 | Locator PDF
page 1; 1; Planning referral description for 24/60694 |
The application describes 269 proposed dwellings,

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Roads and active travel

Scope: Application scope | Confidence: Explicit
official evidence / Medium | Ref 2460694 | Locator PDF
page 9; 3; Section 1.6, Proposed Development | checked
Primary vehicle access is proposed from the Blessington

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Foul drainage and connections

Scope: Application scope | Confidence: Explicit
official evidence / Medium | Ref 2460694 | Locator PDF
page 25; 19; Section 4.2, Foul Drainage Strategy;
The foul design uses 225 mm gravity pipes and also

STRUCTURE ENVELOPE

Envelope and finishes

Scope: Application scope | Confidence: Explicit
official evidence / Medium | Ref 2460694 | Locator PDF
page 29; 23; Sections 5.3-5.5; drawing
The proposed internal water-main material is specified

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Attenuation and flow control

Scope: Application scope | Confidence: Explicit
official evidence / Medium | Ref 2460694 | Locator PDF
page 15; 9; Section 3.2.1, General Description of
The drainage design divides the site into three

Project facts

Permission and notice scope: The official permission records 269 dwellings plus medical, pharmacy and cafe uses. Linked notices cover 209 stated units. Ref: 2460694. Locator: Final-grant scope and separately listed commencement chronology.
Submission organisations: Marshall Yards Development Company Limited, Wicklow County Council, DBFL, Uisce Eireann Ref: 2460694. Locator: Organisation register in the reviewed evidence contract. Checked: 13 Jul 2026.

Source-aware chronology

Planning and final grant | 8 Nov 2024 | 2460694 | Application receipt date recorded in the final-grant document. | checked 13 Jul 2026
Planning and final grant | 27 Feb 2025 | 2460694 | Final grant records 269 dwellings plus medical, pharmacy and cafe uses. | checked 13 Jul 2026
Official commencement notices | 5 Feb 2026 | CN0138567WW | A named 185-house residential phase. | checked 13 Jul 2026
Official commencement notices | 20 Feb 2026 | CN0139102WW | Duplex/apartment Block D23. | checked 13 Jul 2026
Official commencement notices | 5 Jun 2026 | CN0143138WW | Duplex/apartment Block D26. | checked 13 Jul 2026

Evidence and source register

Site infrastructure | Fire Service | ref 2460694 | locator PDF page 1; 1; Planning referral description for 24/60694 | checked 2026-07-13

Roads and active travel | Infrastructure Rep 1 | ref 2460694 | locator PDF page 9; 3; Section 1.6, Proposed Development | checked 2026-07-13

Attenuation and flow control | Infrastructure Rep 1 | ref 2460694 | locator PDF page 15; 9; Section 3.2.1, General Description of Surface Water Design | checked 2026-07-13

Foul drainage and connections | Infrastructure Rep 1 | ref 2460694 | locator PDF page 25; 19; Section 4.2, Foul Drainage Strategy; drawing 230199-X-05-Z00-DTM-DR-DBFL-CE-1301 | checked 2026-07-13

Watermain and utility works | Infrastructure Rep 1 | ref 2460694 | locator PDF page 28; 22; Section 5.2.1, Pre-Connection Feedback from Irish Water | checked 2026-07-13

Envelope and finishes | Infrastructure Rep 1 | ref 2460694 | locator PDF page 29; 23; Sections 5.3-5.5; drawing 230199-X-05-Z00-DTM-DR-DBFL-CE-1331 | checked 2026-07-13

Permission and notice scope | Final grant and linked commencement records | ref 2460694 | locator Final-grant scope and separately listed commencement chronology | checked 13 Jul 2026

Submission organisations | Official planning submission documents | ref 2460694 | locator Organisation register in the reviewed evidence contract | checked 13 Jul 2026

Official HTTPS sources

Official source 1 - <https://WicklowCoCo.ePlanning.ie/idswebDPSS/ViewFiles.aspx?docid=597624&format=djvu>

Official source 2 - <https://WicklowCoCo.ePlanning.ie/idswebDPSS/ViewFiles.aspx?docid=593389&format=djvu>

Official source 3 - <https://WicklowCoCo.ePlanning.ie/idswebDPSS/ViewFiles.aspx?docid=618129&format=djvu>

Official source 4 - <https://data.nbco.gov.ie/dataset/bcnccc/resource/0774e781-7af8-46da-b623-872e74cf541e>

Suggested next actions

- Open the live PlanningBrief page and the cited official source before pricing.
- Confirm that the application, amendment or phase scope matches the package you supply.
- Save the project or create an alert for later source changes; do not infer an appointment.

Limitations

This is not tender, award or appointment evidence.

Four non-overlapping named phases describe 209 units. Separate 72-unit umbrella notices may overlap those phases, so they are excluded from the sum; no commercial remainder is inferred.

Application-wide findings are not automatically phase-specific. Read each scope label and locator.

The official documents identify requirements and intended systems; delivery status is not stated.

Live page supersedes this PDF: open the enriched PlanningBrief project page.

