



Board Direction

Ref: 27.237400

The submissions on this file and the Inspector's report were considered at a further Board meeting, of all available Board Members, held on 15th March 2011.

In considering the case, the Board was aware that only one third party appeal was under consideration, the other appeals having been withdrawn. The Board noted that the appeal by the National Roads Authority was still 'live' when the Inspector's report was prepared, but was subsequently withdrawn. The planning authority's response to the appeals (received on 21st September 2010) was noted and taken into consideration.

The Board decided, by a 5:2 majority, to refuse permission generally in accordance with the Inspector's recommendation, in accordance with the following draft reasons and considerations.

Reasons and Considerations

1. The location of the proposed development is a greenfield, unserviced rural area, between the settlements of Kilpedder and Newtownmountkennedy, and not in an area identified for urban growth in the Regional Planning Guidelines for the Greater Dublin Area 2010 - 2022. The site has an attractive landscape character, forming part of the demesne lands of Mount Kennedy House, (a protected structure) and is prominent in views from the N11 national primary route. The area is poorly served by public transport leading to a reliance on private car transport. Notwithstanding the land-use zoning of the site under the current County Wicklow Development Plan 2010 – 2016, it is considered that the proposed development of a large-scale complex of industrial-style buildings at this location would seriously injure the visual amenities and landscape character of the area, would conflict with the provisions of the said Regional Planning Guidelines in terms of land use and transportation and would also be contrary to the principles of the national policy on transportation entitled "Smarter Travel - A Sustainable Transport Future". Furthermore, the Board is not satisfied that the site requirements for a data centre – including high quality connections to power and communications networks – can not be provided on more appropriately located serviced lands in other parts of the Greater Dublin Area, including County Wicklow, where a data centre would be more sustainable in terms of environmental impacts and accessibility. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

2. It is not considered appropriate to serve a large scale commercial development of the type proposed by way of temporary on-site treatment with groundwater discharge, having regard to the proximity to watercourses that drain to

sensitive habitats along the coast and proximity to a private water supply. It is considered that the proposed development would be premature by reference to the existing deficiency in the provision of public wastewater collection and treatment facilities to serve the proposed development, and the period within which this constraint may be expected to exist.

Copy of Board Direction to issue with Order.

Board Member: _____ Date: 21st March 2011
Conall Boland

Decision Quashed