



An  
Bord  
Pleanála

**Board Direction**  
**BD-001044-18**  
**ABP-301159-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/09/2018.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. Having regard to the size, height, scale and elevational design of the building to be retained, its location at a highly visible and prominent location adjacent to the Southern Access Road R744 at a gateway point to Greystones / Delgany, and the objectives of the Development Plan including objectives EMP 11 and 12 which require a high level of architectural design for such developments, it is considered that the building to be retained is seriously injurious to the visual amenities of the area, would be incongruous with the design of the other buildings permitted in the employment park and would be contrary to the objectives of the Wicklow CDP 2016-2022. The development to be retained would be contrary to proper planning and sustainable development.
2. On the basis of the information provided with the application, insufficient evidence is submitted to demonstrate that the surface water attenuation proposals can meet the needs of the overall development. The development would thus be prejudicial to public health and have a potential adverse impact on the water quality of the Kilpedder Stream. The proposed development to

be retained would be contrary to the proper planning and sustainable development of the area.

3. On the basis of the information provided with the application, insufficient evidence is submitted to demonstrate that the traffic movements of LGV's and HGV's associated with both the building for which retention is sought and the proposed Building III to the west will not conflict with each other and as such would not give rise to a traffic hazard.

**Board Member**

**Date:** 04/09/2018

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Stephen Bohan