

An
Bord
Pleanála

Board Direction
BD-012412-23
ABP-312825-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/06/2023.

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 objectives of the Wicklow County Development Plan 2022-2028, in particular Policies CPO 5.6 and CPO 12.44, and to national guidance, as set out in the Urban Design Manual: A Best Practice Guide, in relation to urban development and urban renewal, it is considered that, by reason of the absence of approved design details for the future Blessington Inner Relief Road, and attractive pedestrian routes linking the site with Blessington Town Centre, the development, as proposed, would militate against the improvement of permeability and the creation of an environment that encourages sustainable mobility. Furthermore, it is considered that the proposed development would be of insufficient urban design quality at this prominent site in Blessington, presenting a poor frontage to the street on the approach to the Town Centre, and resulting in a layout focused on the movement of private vehicles rather than a sense of place for future residents. The proposed development would be contrary to the objectives of the Wicklow County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the:

- a) location of the site beside the proposed Blessington Road Inner Relief Road,
- b) design and layout of the road network including the road connection through Woodleigh Estate and number of cul-de-sacs,
- c) proposed pedestrian/cyclist network into the site and along the N81, it is considered the proposal is premature pending the final design for the Blessington Road Inner Relief Road, does not compliance with the national guidance for permeable and legible estates and would endanger public safety by reason of traffic hazard and would lead to conflict between road users, that is, vehicular traffic, pedestrians, and cyclists.

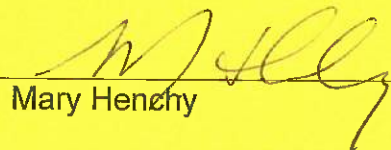
3. Having regard to the location of this serviced site along the N81, within the vicinity of bus stops and served by the Dublin Metropolitan Bus Network , which has frequent services to Blessington, the proposed residential development would not be developed at a sufficiently high density to provide for an acceptable level of efficiency in the use of serviced lands, the scheme as proposed does not accord with the requirements of Table 6.1 of the Wicklow County Development Plan or the National Planning Framework and would therefore be contrary to the proper planning and sustainable development of the area.

4. It is considered that the archaeological significance of the site is such that any development of the site in advance of archaeological investigations carried out to the requirements of the appropriate authorities would be premature pending such investigation and would therefore be contrary to the proper planning and sustainable development. To permit the proposed development in the absence of the necessary investigations would be contrary to the proper planning and development of the area.

5. Having regard to the submissions made in connection with the planning application and the appeal and, in particular, to the absence of sufficient information to assess the impact of increased loading on the existing wastewater infrastructure entering into and running through the Woodleigh Estate, it is considered that the proposed development would be prejudicial to public health.

The Board noted the Inspectors appropriate assessment screening conclusion and that of the Local Authority, the Board considered that further analysis would ordinarily have been warranted, however, having regard to the substantive reasons for refusal set out above it was decided not to pursue this matter further in the context of the current appeal.

Board Member


Mary Henchy

Date: 12/06/2023

