



An
Bord
Pleanála

Board Direction
BD-013729-23
ABP-313743-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/09/2023.

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 Wicklow County Development Plan 2022-2028, the "Strategic Land Bank" zoning of the site, the objective of which is to provide a land bank for future development of the settlement after the lifetime of the Newtownmountkennedy Town Plan 2022-2028, if and when the need arises, it is considered that the proposed development of the subject site for residential purposes would be premature, would materially contravene the said zoning objective and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the absence of suitable pedestrian and cyclist connections between the subject site and the existing public footpath network leading to the town centre of Newtownmountkennedy, and the location of the site within the 50 km/h traffic speed zone, it is considered that the proposed development would be premature pending the provision of such facilities and would represent an inappropriate form of development which would create an unacceptable conflict between pedestrian users, cyclists and vehicular traffic and would endanger public safety by reason of traffic hazard. The proposed

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

Board Member

Eamonn James Kelly
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Date: 14/09/2023