

An
Bord
Pleanála

Board Direction
BD-015313-24
ABP-314721-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/02/2024.


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 central location of the site within the settlement of Kilcoole, it is considered that the proposed development density and unit mix would result in a suburban style development, comprised primarily of 2-storey, 3-bedroom dwellings, which would result in the inefficient use of urban land. As such, the proposed development would fail to provide a compact, high-quality form of development and would be contrary to the density standards set out in Table 6.1 of the Wicklow County Development Plan 2022-2028 and the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024). As such, the proposed development would be contrary to the proper planning and sustainable development of the area.
2. The proposed signalised junction has been designed to cater for the proposed development only and has not accounted for the trips which would arise on foot of the future development of the adjoining lands to the north and south of the appeal site. The proposed signalised junction has also not been designed to cater for HGV movements. As such, the proposed signalised junction would give

rise to traffic congestion and would endanger public safety by reason of a traffic hazard.

Board Member


Martina Hennessy

Date: 01/02/2024