

An
Bord
Pleanála

Board Direction
BD-015511-24
ABP-315860-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/02/2024.

The Board decided to refuse permission for the following reasons and considerations:

Reasons and Considerations

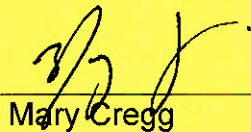
Having regard to:

- a) the policy of the planning authority, as set out in the current Wicklow County Development Plan 2022-2028, and the Arklow and Environs LAP 2018-2024 which seeks to enhance the quality of the public realm of the waterfront area, and to ensure that any new structures are appropriately controlled / designed,
- b) the prominent location of the site adjacent to the river walk public amenity space, its visibility from Arklow bridge and the river walk,
- c) the height of the proposed telecommunications structure which would be substantially taller than adjacent buildings and structures on the riverfront,

it is considered that the proposed development would appear visually intrusive in short range views along the riverfront and from Arklow bridge resulting in a significant negative impact on the visual amenity of the area. The proposed development would, therefore, be contrary to the provisions of the Wicklow County Development Plan 2022-2028 and to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission the Board agreed with the view of the planning authority that, given the height and appearance of the proposed development in this specific location, the visual impact would be intrusive in this context. The Board considered that while there was some technical justification in terms of the existing use of the proposed site, notwithstanding this the proposed development would have a negative impact on the visual amenity of the area and would militate against the creation of the public realm, contrary to the provisions of the Wicklow County Development Plan 2022-2028. The Board did not agree with the inspector that the locational advantages associated with the site would outweigh the disadvantages associated with the visual impact of the proposed development.

Board Member



Mary Cregg

Date: 02/04/2024