



An  
Bord  
Pleanála

**Board Direction**  
**BD-012820-23**  
**ABP-316320-23**

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

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

### **Reasons and Considerations**

The Board had regard to the Wicklow County Development Plan 2022-2028 including policy objective CPO 7.5 to ensure that infrastructure is adequate or is being provided to match the needs of new residents and that proposals shall be required to be accompanied by a social infrastructure audit, to determine if social and community facilities in the area are sufficient to provide for the needs of the future resident; policy objective CPO 7.6 to require as part of any social infrastructure audit process that the cumulative effects of similar large scale developments be appropriately factored as part of the audit when determining the capacity of the assessed infrastructure; and policy objective CPO 7.7 requiring supporting documentation as part of a social infrastructure audit verifying the assessment.

The Board considered that the provision of a two-storey, split level, residential amenity building of approximately three hundred and twenty five square metres provided an amenity for future residents that will not be met by the alternative proposal. The Board also considered that the applicant had not demonstrated that alternative comparable facilities were available and had capacity to cater for the

future needs of residents as required by Wicklow County Development Plan 2022-2028.

While the Board noted the significant outdoor social infrastructure on the site as part of the original application, it was not satisfied that the information accompanying the proposed development is consistent with the requirements set out in the Wicklow County Development Plan 2022-2028. The development proposed would not therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted the proposed development would inter alia result in the loss of indoor space and could not be satisfied on the basis of the accompanying information that the social and community facilities in the area would be sufficient to provide for the needs of the residents.

**Board Member**

*Eamonn James Kelly*  
\_\_\_\_\_  
Eamonn James Kelly

**Date:** 11/07/2023