



An
Bord
Pleanála

Board Direction
BD-017841-24
ABP-319785-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/10/2024.

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

Reasons and Considerations

Having regard to the information submitted with the application, the nature and scale of the proposed development, the provisions of the Wicklow County Council Development Plan 2022 – 2028, and SPRs 7 and 8 therein, and the Ministerial Guidelines 'Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for planning authorities 2023, the proposed development would result in the loss of the existing good quality communal open space, which is the only functional communal open space on site serving the 14 residential apartment units of the development, and would seriously injure the amenities of the residents.

Furthermore, the proposed development would be contrary to Ministerial Guidelines 'Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for planning authorities' 2023 which sets out minimum standards and guidelines for the provision of communal amenity space in apartment developments. The proposed development would therefore be contrary to the proper planning and sustainable development of the area

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted that condition 8 of the grant of permission for the residential development in 2017, required the development, retention and maintenance of the roof top garden as an area of *communal open space* for residents of the complex, while the Inspector focused on the availability of alternative *public* open space in the vicinity. The Board noted that while SPR 8 of the County Development Plan allows for flexibility in the provision of *communal* open space within a development, no alternative on site location was proposed.

Finally, the Board further noted that it had insufficient detailed information (e.g. photo imagery) to consider the impact of the proposed roof extension, if alternative communal open space had been provided.

Board Member



Declan Moore

Date: 11/10/2024