

An
Coimisiún
Pleanála

Direction
CD-021600-25
ABP-320257-24

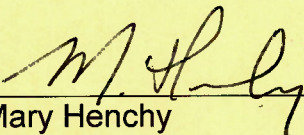
The submissions on this file and the Inspector's report were considered at a meeting held on 18/12/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:

Date: 18/12/2025


Mary Henchy

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location of the site within the settlement boundary of Kilcoole, Co. Wicklow, the respective residential and open space zoning objectives and other relevant policy provisions of the Greystones-Delgany & Kilcoole Local Area Plan 2013-2019 and Wicklow County Development Plan 2022-2028, it is considered that:

- (a) The proposed utilisation of an on-site pumping station to dispose of waste waters arising from the development would be unsustainable and premature in the absence of a drainage plan for the Action Plan lands.

- (b) the proximity of substantive development works, notably attenuation basins and alterations of land levels, within 25 metres of the on-site watercourses would not be in accordance with Objective CPO 17.26 of the Development Plan; and,
- (c) the proposed removal of a townland boundary comprising trees and hedgerow and absence of any appropriate measures to replace the same type of boundary of similar length or setback would not be consistent with Objective CPO 17.23 of the Development Plan.

Given the cumulative shortcomings of the proposal, as submitted, and the subsequent failure of the applicant to appropriately address all of these issues as part of the appeal, the Commission considers that proposed development would represent a piecemeal approach to the sustainable development of the area and would, thereby, conflict with the abovementioned policy provisions of the Provisions of the Development Plan. Accordingly, the Commission considers that the proposed development would be contrary to the proper planning and sustainable development of the area.

Note:

The Commission having considered the totality of the application and the Greystones – Delgany and Kilcoole LAP 2013-2019, (in accordance with Variation 2 of the Wicklow County Development Plan 2022-2028 remains in place until superseded), decided the alignment of the distributor road is not inconsistent with the indicative alignment in the Local Area Plan. The Commission therefore did not concur with the Inspector that the alignment of the distributor road was a reason for refusal.

Notwithstanding the amendments made at appeal stage the Commission concurred with the Inspector that the revisions would not accord CPO 17.26.