

An
Bord
Pleanála

Board Direction
BD-019391-25
ABP-321498-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/04/2025.

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

Reasons and Considerations

In coming to its decision, the Board had regard to the following:

- The policies of the Planning Authority as set out in the Wicklow County Development Plan 2022-2028
- Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities 2024
- Sustainable Urban Housing, Design Standards for New Apartments, Guidelines for Planning Authorities 2023
- The nature, scale and design of the proposed development as set out in the planning application and the pattern of development in the vicinity.
- The submission made to An Bord Pleanála in connection with the planning application
- The report of the Planning Inspector.

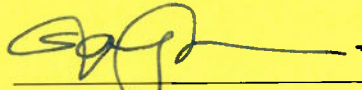
Having regard to Objective CPO 6.3 of the Wicklow County Development Plan 2022-2028 which seeks to ensure that new developments respect the existing character and heritage of the area and provides for a high standard of residential amenity for existing and future occupants, the Board considered that given the location of the development towards the end of a narrow cul-de-sac, the constrained nature of the receiving environment and proposed access arrangements that the development represents inappropriate backland development and would result in the poor disposition and quality of public and private open space, the inclusion of inappropriate apartment designs and a road/access layout which would not be conducive to pedestrian safety. 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, while the Board agreed with the Inspector that the proposal complies with the overarching objectives of the Development Plan in terms of compact growth within existing settlements, increased densities and reuse of existing buildings, the Board is not satisfied that the development, as currently proposed, provides high standards of living spaces or a quality design layout in terms of, inter alia, the disposition and quality of open space for the apartments and internal floor plan arrangements with inner rooms. Furthermore, the Board is not satisfied, based on the documentation submitted with the application, that overlooking of adjoining properties to the north, east and south would not occur, notwithstanding the recommended mitigation measure to obscure glazing to the windows to the east and south at first-floor level.

Note:

Any future application should be accompanied by suitably detailed, accurate, scaled architectural drawings including, but not limited to, site layout (including all proposed and existing boundary treatments), existing and proposed floor plans, roof plans, contiguous elevations, cross sections showing adjacent buildings and features, and proposed and existing site-specific levels.

Board Member



Emer Maughan

Date: 04/04/2025