



An  
Bord  
Pleanála

**Board Direction**  
**BD-019856-25**  
**ABP-321805-25**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/06/2025.

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

### **Reasons and Considerations**

1. The Board had regard to the objectives of the Wicklow County Development Plan 2022-2028 including CPO 6.5 and CPO 6.7 requiring new housing developments to, amongst other things, achieve the highest quality of layout and design in well-connected streets.

It is considered that the design and layout of the proposed development does not respond favourably to the topography of the proposed development site in this location and would cause a poor contextual elevation of the proposed development from Ashtown Lane which would result in the rear of dwellings being visible from the public road. The proposed development would adversely impact on the visual amenities of the area and would not, therefore, strengthen the character of the area or provide a coherent and legible urban structure.

The Board further considered that, notwithstanding the relatively short vehicle access route to Junction 18 of the M11 motorway, the proposed development would be premature pending the provision of road improvements to the local road network that would provide ease of movement and avoid conflict between pedestrians/cyclists and traffic, and would therefore constitute a traffic hazard.

The Board is not satisfied that the proposed development would be consistent with the objectives of CPO 6.5 and CPO 6.7 of the Development Plan and, therefore, would be contrary to proper planning and sustainable development.

Board Member Eamonn James Kelly Date: 05/06/2025  
Eamonn James Kelly

**Note**

1. The Board agreed with the assessment of the Inspector with respect to the zoning of the proposed development site and while it was minded to seek further clarification in this regard, the Board decided not to pursue the matter of appropriate sequential development further at this time given the substantive reasons for refusal.
2. The Board was satisfied that satisfactory arrangements exist for childcare in the area and that sufficient provision was made for the protection of and enhancement of biodiversity.