



The submissions on this file and the Inspector's report were considered at a meeting held on 27 April 2026.

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

Planning Commissioner:

Patricia Calleary

Date:

27th day of April 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location of the subject appeal site within a defined Specific Local Objective Area (SLO – 6 Ballydonarea) and within the defined settlement boundary of Kilcoole, the RN (New Residential) zoning objective of the lands, 'to provide for new residential development and supporting facilities during the lifetime of the LPF', and other relevant policy provisions of the Greystones –

Delgany & Kilcoole Local Planning Framework (LPF) and the Wicklow County Development Plan, 2022 to 2028, it is considered that:

- The restricted width and configuration of the proposed access corridor which, as per recommendations set out in Design Manual for Urban Roads and Streets (DMURS), has been designed as a Local Street as opposed to a Link Street and does not adhere to the stated requirements of SLO 6 in terms of the provision of high quality pedestrian and cycle links to the town centre and existing transport services.
- The absence of any Sustainable Urban Drainage (SuDs) measures for the proposed new access corridor.
- The general Design and Layout of the proposed development which does not provide active frontages which promote passive surveillance and does not observe appropriate separation distances.
- The proposed development, as presented, prior to the completion of a Community Service Audit, which would serve to inform the preparation of an overall Masterplan for the area and would assist in determining an appropriate location for a Childcare Facility.

The proposed development would, therefore, represent uncoordinated piecemeal development, would be premature and would have the potential to undermine the future orderly development of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.