

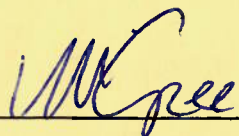
An
Coimisiún
Pleanála

Commission Direction
CD-001020
PL-501109-WW-26

The submissions on this file and the Inspector's report were considered at a meeting held on 06 August 2026.

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

Planning Commissioner:



Liam McGree

Date:

6th day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to

- (a) the zoning 'E-Employment' objective 'To provide for the development of enterprise and employment' in the Wicklow County Development Plan, specifically the Newtownmountkennedy Town Plan 2022-2028,
- (b) Objective CPO 9.4 of the Wicklow County Development Plan 2022-2028 'To protect employment zoned land from inappropriate development that would undermine future \ economic activity or the sustainable development of such areas',
- (c) Objective NKI (Northern Gateway) of the Newtownmountkennedy Town Plan which provides that 'The development of these EI lands shall comprise high employment density uses, such as office based business and enterprise units, designed to the highest architectural standards and including a landmark gateway building at the northern end of the site; light industrial units will only be considered where they are designed to the highest standard and do not interfere with the amenities of adjoining properties (warehousing / retailing warehousing will not be permitted in this area)',

(d) the proposal's primary use, which is an Electric Vehicle charging facility (provided for on circa two hectares of the overall holding), and

(e) the lack of information provided with respect to proposal's ability to provide employment generation on these lands,

it is considered that the proposed development does not comprise a high employment density use and to permit same, would materially contravene the E-Employment zoning objective for the site and would undermine the overarching vision for the area as set out in Objective NKI (Northern Gateway) as set out in the Wicklow County Development Plan 2022-2028 including the Newtownmountkennedy Town Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.