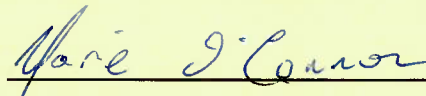


The submissions on this file and the Inspector's report were considered at a meeting held on 27 August 2026.

The Commission decided to refuse permission, on a 2:1 vote, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning Commissioner:


Marie O'Connor

Date:

27th day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The appeal site is crossed by a lit pedestrian route which was laid by the local authority along the desire line between Gussett Lane and Harbour Court and is the only pedestrian connection between Gussett Lane and the lands to the

east. The proposed development would replace it with a footpath 1.8 metres in width, enclosed by boundary walls of approximately 2.18 metres and 1.2 metres in height, unlit and without active frontage, and would present a blank boundary wall 1.8 metres in height to Gussett Lane. The result would be a pedestrian connection of reduced quality, passive surveillance and personal safety, and a poor standard of placemaking.

The proposed development would be contrary to policies and objectives relating to; pedestrian permeability and to routes which are direct and safe, being Objectives ARK 72 and ARK 73 of the Arklow Local Planning Framework 2026 and Objectives CPO 6.7 (Housing Objectives) and CPO 12.13 (Cycling and Walking Objectives) of the Wicklow County Development Plan 2022-2028; to those relating to the public realm and to a coherent, legible and permeable urban structure, being Objectives CPO 5.9 (Regeneration and Renewal), CPO 5.16 (Placemaking) and CPO 6.5 (Housing Objectives); and to those relating to open space and infill development, being Objective CPO 7.41 (Leisure and Recreation) and section 3.1.6 of Appendix 1. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.