

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Wicklow County

Planning Register Reference Number: 16/55

An Bord Pleanála Reference Number: PL 27.248302

APPEAL by Applegreen Service Areas Limited care of McGill Planning of 7 Fitzwilliam Street Upper, Dublin against the decision made on the 10th day of March, 2017 by Wicklow County Council to grant subject to conditions a permission to Thomas McMullan care of The Padraig Smith Partnership of The Red House, Market Square, Wicklow Town, County Wicklow.

PROPOSED DEVELOPMENT: The re-development of existing commercial site to provide an off-line service area consisting of the following: (1) extension and alterations to existing Beehive Inn incorporating the provision of three number additional guest bedrooms and extension to existing dining room for Bed and Breakfast guests, (2) a two-storey amenity building of 1,616 square metres incorporating retail sales area including off-licence (100 square metres), deli/coffee area, food franchise areas, toilets, seating areas together with associated plant rooms, storage rooms and ancillary staff rooms, (3) a forecourt area to provide fuel for vehicles, six number fuel islands and 7.62 metres canopy together with a separate forecourt area to provide fuel for HGV coaches with three number fuel islands and canopy over, all including associated underground fuel storage tanks, fill points, air and water facilities and electrical car charging point, (4) new signage through the provision of company signs and associated corporate signage on site, (5) modification of the public roads which run parallel to the site including new roundabout and new vehicular access/egress point, (6) the provision of vehicular parking spaces for cars, motorcycles, HGV's, coaches and bicycle spaces, (7) associated drainage works to existing system including new wastewater treatment plant, storm water attenuation, all together with associated site works including service yard, ESB sub-station, switch room, landscaping,

boundary treatment and infrastructural site and associated site development works, all at The Beehive, Coolbeg Cross, Coolbeg (M11 Exit 18), Wicklow, County Wicklow as amended by the revised public notices received by the planning authority on the 13th day of July, 2016 and the 15th February, 2017.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. The proposed development is located in an un-zoned rural area adjoining the motorway road network close to a major junction (junction 18) on the M11, which has not been identified in the National Roads Authority Service Area Policy issued in August 2014 as a suitable location for an off-line motorway service area. Furthermore, having regard to the level of planned, permitted and proposed competing proposals in close proximity to the M11, including an existing Type 2 off-line service area at junction 14 and a constructed and soon to open Type 1 on-line service area between junctions 21 and 22, it is considered that the proposed development would be contrary to national policy as set out under the "Spatial Planning and National Roads Guidelines for Planning Authorities" issued by the Department of the Environment, Community and Local Government in January 2012, which states that "a proliferation of private off-line service area facilities at national road junctions should be avoided. It is therefore important that a coordinated approach between planning authorities should be undertaken in consultation with the National Roads Authority (Transport Infrastructure Ireland) as part of the drafting of development plans". Having regard to Policy RT34 of the current Wicklow County

Development Plan, which states that proposals for online and off line motorway service areas shall be considered in accordance with the Spatial Planning and National Roads Guidelines for Planning Authorities (DECLG, 2012) and the Policy on Service Areas (2014), and to the fact that there is no specific provision for a motorway service area at this location in the current Wicklow County Development Plan, it is considered that the proposed development would be contrary to the Ministerial Guidelines, would constitute a haphazard form of development not supported by local or national policy and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of an off-line motorway service area of the scale proposed in conjunction with established commercial development on site, its accessibility in the local area, in particular from Wicklow Town, and having regard to the level of motorway service facilities established along this portion of the M11 (between junctions 14 and 22), it is considered that the proposed development would have strong potential to become a significant destination in its own right, and thereby directly divert trade away from the town due to the scale and level of services proposed on the site and the ease of accessibility of the area by car. This would be contrary to the “Spatial Planning and National Roads Guidelines for Planning Authorities”, issued by the Department of the Environment, Community and Local Government in January 2012, which seek to avoid the attraction of short, local trips or to permit a service area becoming a destination for local customers. This pattern of development would compromise the vitality and viability of the established and future plan led facilities on appropriately zoned lands within the Wicklow Town – Rathnew Development Plan 2013 – 2019 boundary, leading to disorderly unplanned retail and services development with unsustainable travel modes. The proposed development would, therefore, be contrary to the Ministerial Guidelines and would be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2017.

