



Planning and Development Acts 2000 to 2017

Planning Authority: Wicklow County Council

Planning Register Reference Number: 17/881

APPEAL by Sarah and Gary Flynn care of PD Lane Associates of 1 Church Road, Greystones, County Wicklow against the decision made on the 8th day of November, 2017 by Wicklow County Council to refuse outline permission.

Proposed Development

Erection of a detached two-storey dwelling and ancillary site development works including vehicular entrance/access and on-site car parking spaces at Meadowbank, Newtownmountkennedy, County Wicklow.

Decision

REFUSE outline permission for the above proposed development in accordance with 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. Having regard to the location of the site and its relationship with adjoining lands, it is considered that the proposed development constitutes an uncoordinated and disjointed development approach to the site and the adjacent lands and fails to adequately consider the development potential for those lands in which the developer and/or the landowner retains an interest/ownership. The proposed development would, therefore, constitute inappropriate disorderly development which would seriously injure the amenities of property in the vicinity by reason of uncoordinated piecemeal development and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the site on zoned and serviceable lands, it is considered that the proposed development would not be developed at a sufficiently high density to provide for an acceptable efficiency in land usage given the site location within the town centre of Newtownmountkennedy in close proximity to educational facilities and to established social and community services in the immediate vicinity. It is considered that the low density proposed would be contrary to the provisions of the Guidelines for Planning Authorities on 'Sustainable Residential Development in Urban Areas (2009)', issued to planning authorities under section 28 of the Planning and Development Act, 2000, which indicate that within centrally located sites in smaller towns, densities of 30-40+ dwellings per hectare for mainly residential schemes may be appropriate in the interests of land efficiency. The proposed development would, therefore, be contrary to the said ministerial guidelines and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.