



Planning and Development Acts 2000 to 2018

Planning Authority: Wicklow County Council

Planning Register Reference Number: 17/1173

APPEAL by Bromley Business Park Developments Limited care of Plan 8 Architects of Church Road, Delgany, County Wicklow against the decision made on the 15th day of February, 2018 by Wicklow County Council to refuse permission.

Proposed Development: Retention of the following amendments to the previously approved planning permission under planning register reference number 08/1542: (1) As constructed light industrial/office building comprising 1,642 square metres of floor area, (2) subdivision of this building into three individual units, (3) 66 square metres of mezzanine storage in Unit 2, (4) ancillary office, staff room and w.c. together with 100 square metres of mezzanine storage in Unit 3, (5) revised building facades and (6) reduction in height of building by approximately one metre. Planning permission is sought for the following: (7) provision of 126 square metres of 'own door' office space and associated entrances and stair-cores at first and second floor level above Unit 1 and (8) revised facades treatments to facilitate items numbers 7 and 8 above together with all associated ancillary works to facilitate the above at Bromley and Kilpeddar East, County Wicklow. Further public notices were received by the planning authority on the 26th day of January, 2018.

Decision

REFUSE 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 size, height, scale and elevational design of the building to be retained, its location at a highly visible and prominent location adjacent to the Southern Access Road R744 at a gateway point to Greystones/Delgany, and the objectives of the current Wicklow County Development Plan including objectives EMP 11 and 12 which require a high level of architectural design for such developments, it is considered that the building to be retained would seriously injure the visual amenities of the area, would be incongruous with the design of the other buildings permitted in the employment park and would be contrary to the objectives of the Wicklow County Development Plan 2016-2022. The proposed development and the development proposed for retention would, therefore, be contrary to proper planning and sustainable development of the area.

2. On the basis of the information submitted with the planning application and the appeal, it is considered that insufficient evidence is submitted to demonstrate that the surface water attenuation proposals can meet the needs of the overall development. The proposed development and the development proposed for retention would, therefore, be prejudicial to public health and would have an impact on the water quality of the Kilpedder Stream. The proposed development and the development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.

3. On the basis of the information submitted with the planning application and the appeal, it is considered that insufficient evidence is submitted to demonstrate that the traffic movements of Light Goods Vehicles and Heavy Goods Vehicles associated with both the building for which retention is sought and the proposed Building III to the west will not conflict with each other. The proposed development and the development proposed for retention would, therefore, endanger public safety by reason of traffic hazard.

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

Dated this day of 2018.