



Planning and Development Acts 2000 to 2018

Planning Authority: Wicklow County Council

Planning Register Reference Number: 17/1485

APPEAL by Douglas Hatton Developments Limited care of Kiaran O'Malley and Company Limited of Saint Heliers, Saint Heliers Copse, Stillorgan Park, Blackrock, County Dublin against the decision made on the 13th day of February, 2018 by Wicklow County Council to refuse permission to the said Douglas Hatton Developments.

Proposed Development: Construction of a mixed use development (895 square metres) comprising of two main blocks that range from two to three storeys in height that consist of: Block A – a two-storey mixed use block of 138.9 square metres fronting onto Main Street comprising one number commercial/café unit (86.5 square metres) at ground floor and one number own door access, one bed apartment unit (52.4 square metres) at first floor as well as ancillary space; Block B – a three-storey mixed use block of 756.1 square metres fronting onto the corner of Main Street/Lott Lane and Lott Lane comprising one number commercial/retail unit (108.9 square metres) at ground floor and five number own door access apartment units at first floor level (one number two-bedroom duplex unit (83.2 square metres), three number two-bedroom duplex units (82.8 square metres), and one number one-bedroom unit (51.3 square metres) as well as ancillary space. The development also contains one number terrace at ground floor fronting onto

Main street; one number terrace on first storey podium level that connects the two blocks; as well as terraces serving each apartment unit at podium level. The development will be served by ten number car parking spaces within a ground floor car park, under podium level, that will provide vehicular and pedestrian access from Lott Lane. Eight number cycle parking stands will be provided within the car park. Pedestrian access to Block A will be off Main Street; and to Block B off both Main Street and Lott Lane. Permission is also sought for all site development works, including bin store, as well as infrastructure to serve the development, all on a site of some 0.057 hectares at Kilcoole House, Main Street, Kilcoole, County Wicklow.

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

Having regard to the objectives of the planning authority as set out in the current Development Plan for the area, including the designation of the proposed development site as an 'Opportunity Site' (OP2: Kilcoole House ('Urells'), Main Street, Kilcoole) in the Greystones-Delgany and Kilcoole Local Area Plan, 2013-2019, the prominent location of the site, and the established built form and character of development in the surrounding area, it is considered that, by reason of the overall design and, in particular, the elevational treatment along Main Street which is bland, lacks articulation and liveliness and carries no reference to the historical urban grain of the area, the proposed development would be of insufficient architectural quality on a prominent site in this town centre area and would seriously injure the visual amenities of the area. The proposed development would, therefore, conflict with the objectives set out in the Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area

Paul Hyde

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

Dated this day of 2018.