



Planning and Development Acts 2000 to 2018

Planning Authority: Wicklow County Council

Planning Register Reference Number: 17/882

APPEAL by Warmridge Limited care of P. D. Lane Associates of 1 Church Road, Greystones, County Wicklow against the decision made on the 27th day of February, 2018 by Wicklow County Council to refuse permission.

Proposed Development: Development consisting of a timber products manufacturing facility comprising of timber products manufacturing workshop including canteen, offices, toilet facilities (924.30 square metres) offices/administration building (166.27 square metres), yard for storage of timber products and parking of vehicles, display area for timber garden products, car parking facilities, access road, package sewage treatment system including soil polishing filter in accordance with EPA 2009 standards and ancillary site development works/services including landscaping/planting and boundary treatment. Access will be taken from Timmore Lane through the existing entrance and the overall development will also include improvement works to Timmore Lane and to the junction of Timmore Lane with the R772, development all at Timmore, Newcastle, County Wicklow (as amended by the further public notice received by the planning authority on the 31st 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 and scale of the proposed timber manufacturing facility and offices taken together with the sales and display area and to the objectives of the planning authority as set out in the current Wicklow County Development Plan including RUR 1 and RUR 2, it is considered that the proposed development is excessive in scale and is not dependent on local resources. Furthermore, it is considered that the proposed development would seriously injure the rural amenities of the area, would detract to an undue degree from the rural character of the area, and would set an undesirable precedent for similar developments in the vicinity of the site. The proposed development would, therefore, be contrary to the objectives of the said Development Plan and to ministerial guidelines and be contrary to the proper planning and sustainable development of the area.

2. On the basis of the submission made in connection with the planning application and appeal, the Board considered that insufficient information has been submitted to demonstrate the impact of the proposed development in terms of noise and dust emissions on the residential amenities of adjacent properties in the vicinity of the site. The proposed development would lead to an unacceptable loss of amenity to residential properties in the vicinity of the site and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.