



Planning and Development Acts 2000 to 2018

Planning Authority: Wicklow County Council

Planning Register Reference Number: 18/526

APPEAL by Tyrrelstown Development Project Limited care of Alphaplan Design of Suite 14, Block 1, Broomhall Business Park, Rathnew, County Wicklow against the decision made on the 9th day of July, 2018 by Wicklow County Council to refuse permission to the said Tyrrelstown Development Project.

Proposed Development Demolition of existing structures including a dwelling and farm buildings and proposed construction of nine number two-storey detached dwellings with connection to services, roads, footpaths, public lighting, open space and landscaping, boundaries and boundary treatments, and revised entrance at location of existing entrance and associated works, all at Keatingstown, Ballynerrin, Wicklow, 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

It is considered that the proposed residential layout and design are of insufficient quality due to the lack of integration and connection with the adjoining Keatingstown residential estate including the existing open spaces, the absence of visual integration with the Keatingstown junction, the design and orientation of dwellings backing onto open space and the absence of permeability for pedestrians and cyclists through the site, which is in conflict with DMURS, the “Guidelines for Planning Authorities on Sustainable Residential Developments in Urban Areas” issued by the Department of the Environment, Heritage and Local Government in May 2009 and the provisions of Appendix 1 of the Wicklow County Development Plan 2016 – 2022.

Furthermore, it is considered that the proposed development is not sufficiently innovative to secure an appropriate density for this serviced and valuable land

resource and that the proposed scheme would be contrary to the provisions of “Project Ireland 2040 - National Planning Framework” issued by the Department of Housing, Planning and Local Government (2018) and the “Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas” issued by the Department of the Environment, Heritage and Local Government in May 2009. The Board considered that the proposed development would seriously injure the residential and visual amenities of the area and would not, therefore, be in accordance with the proper planning and sustainable development of the area.

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

Dated this day of 2019.