



Planning and Development Acts 2000 to 2018

Planning Authority: Wicklow County Council

Planning Register Reference Number: 17/1135

APPEAL by Harvieston Limited of Ashwood Farm, Ballybrew, Enniskerry, County Wicklow against the decision made on the 2nd day of August, 2018 by Wicklow County Council to refuse permission to the said Harvieston Limited.

Proposed Development Motor car showrooms including workshop, office space, toilet facilities, parts department and reception area, canteen along with display forecourt, alterations to existing entrance servicing filling station and weighbridge, associated parking and ancillary site development works and services, all at Mountkennedy Demesne, Newtownmountkennedy, County Wicklow, as revised by the further public notice received by the planning authority on the 18th day of July, 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. The site of the proposed car showrooms is zoned E (Employment) in the Newtownmountkennedy Local Area Plan, 2008 – 2018, where the objective is ‘to provide for economic development, enterprise, industry, distribution, warehousing and employment’. In this land-use zoning objective ‘motor sales’ is not normally permitted and will only be permitted in special cases in scenarios where the use would not conflict with the general objective of the zone. The proposed motor sales development would prejudice the development of the appeal site for employment uses, would, therefore, contravene Zoning Objective ‘E’ of the Newtownmountkennedy Local Area Plan, 2008 – 2018, and would be contrary to the proper planning and sustainable development of the area.

2. The site is located within an area designated Action Area 4 in accordance with the provisions of the Newtownmountkennedy Local Area Plan, 2008 – 2018. It is considered that the proposed development would be contrary to the overall vision for this action area which is designated for comprehensive and high quality designed development, as the proposed development would result in the creation of a standalone, haphazard and piecemeal development which would fail to integrate with existing and future developments on the site, would compromise the sustainable and co-ordinated development of the site and would injure the visual amenity of the site. It is considered that the proposed development would set an undesirable precedent for other such development 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 2019.