



Planning and Development Acts 2000 to 2018

Planning Authority: Wicklow County Council

Planning Register Reference Number: 17/1515

APPEAL by Andrew Gaffney care of BPS Planning Consultants of 23 Saval Park Road, Dalkey, County Dublin against the decision made on the 11th day of October, 2018 by Wicklow County Council to refuse permission.

Proposed Development: Eight number detached houses and two number semi-detached houses, connection to mains sewer, connection to mains water and associated site works at Ballinacor East, Kilbride, 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

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 recommend a sequential and coordinated approach to residential development, whereby lands should be developed so as to avoid a haphazard and costly approach to the provision of social and physical infrastructure and where undeveloped lands closest to the core and public transport routes be given preference. Section 4.3.3 and objective HD7 of the Wicklow County Development Plan 2016-2022 also promote the development of land in accordance with the sequential approach. It is considered that the site is located in an area which is remote and isolated from other areas of consolidated residential development and not in line with the orderly expansion of the settlement. Having regard to the scale of residential development proposed and the absence of good pedestrian and cyclist linkages, it is considered that the proposed development would be excessively car dependent and represents a haphazard, uncoordinated development that would not strengthen the established structure of the village. The proposed development would, therefore, be contrary to these Ministerial Guidelines and the Wicklow County Development Plan 2016-2022 and would be contrary to 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.