



Planning and Development Acts 2000 to 2019

Planning Authority: Wicklow County Council

Planning Register Reference Number: 19/49

APPEAL by Hugh O'Toole on behalf of Newtownmountkennedy Town Team care of Community Centre, Newtownmountkennedy, County Wicklow against the decision made on the 25th day of July, 2019 by Wicklow County Council to grant subject to conditions a permission to Knockree Developments Limited care of BBA Architecture of Suite 3, Eden Gate Centre, Eden Gate, Delgany, County Wicklow in accordance with plans and particulars lodged with the said Council.

Proposed Development: Development consisting of the following: two storey mixed use streetscape building comprising of ground floor Crèche and attached external play area together with two number three bedroom apartments at first floor level; 3/4 storey, 21 number apartment building (Block A) comprising of the following: - seven number three bedroom apartments, seven number two bedroom apartments and seven number one bedroom apartments; four storey, 20 number apartment building (Block B) comprising the following: - eight number three bedroom apartments, eight number two bedroom apartments and four number one bedroom apartments; 22 number two storey, three bedroom mid terraced dwellings; six number two storey, four bedroom end of terraced dwellings. All together with ancillary landscaping, public, private and communal open space areas, car and cycle parking, refuse

storage areas and services connections at Church Hill, Season Park, Newtownmountkennedy, 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 “Urban Design Manual – a Best Practice Guide” issued by the Department of the Environment, Heritage and Local Government in 2009, to accompany the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, which includes key criteria such as context, variety and distinctiveness, the Board considered that the proposed development is dominated by roads and surface car parking and results in a poor design concept for the site, fails to establish a sense of place, would result in a substandard form of development that lacks variety and distinctiveness including the road frontage and removal of the historic wall, and includes a poor quality of urban design in the historic core of the town, all of which would seriously injure the residential amenities of future occupants and of the amenities of the area. The proposed development would, therefore, be contrary to these Ministerial Guidelines and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development did not adequately address the key criteria under the “Urban Design Manual – a Best Practice Guide”, was dominated by roads and surface car parking, with a poor design concept that lacks variety and distinctiveness and includes a poor quality of urban design, including along the road frontage, all of which would seriously injure the residential amenities of future occupants, would be contrary to the provisions of the “Urban Design Manual – a Best Practice Guide” and would be contrary to the proper planning and sustainable development of the area.

Stephen Bohan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2020.