



Planning and Development Acts 2000 to 2020

Planning Authority: Wicklow County Council

Planning Register Reference Number: 19/356

APPEAL by Tom Byrne and Michelle De Lacey of Kirikee, Greenane, Rathdrum, County Wicklow against the decision made on the 4th day of December, 2019 by Wicklow County Council to grant subject to conditions a permission to S. McGleenan care of Dryer Associates of Ballylusk, Ashford, County Wicklow.

Proposed Development: Construction of three part single storey part one and a half storey houses and new vehicle entrance, new connection to public sewer along with all associated site works at Kirikee, Greenane, 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 location of the proposed development in an area liable to flood events and to the provisions of 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' issued by the Department of the Environment, Heritage and Local Government in November 2009, the Board is not satisfied, on the basis of submissions made in connection with the planning application and the appeal, including the submission received in response to the section 132 notice, that the subject site is an appropriate location for the scale and type of development proposed. It is considered that the proposed development would negatively impact on the flood regime of the surrounding area and the amenities of surrounding properties and would, therefore, 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 28th day of May 2021.