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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 19/691**

**APPEAL** by Clearwater Properties Limited care of Jim Brogan of Unit B1 Laurel Lodge Business Centre, Laurel Lodge, Castleknock, Dublin against the decision made on the 21<sup>st</sup> day of January, 2020 by Wicklow County Council to refuse permission.

**Proposed Development:** Demolition of existing outbuilding and the erection of a three-storey detached building to side of present pub with four number units at ground level with retail/restaurant use, with two number office suites at first floor, with four number apartments (two number two bedroom duplex's and two number one bedroom) at first and second floor levels with balconies and on each and west elevations. The construction of a two-storey restaurant building and the reconfiguration of the existing car parking layout and associated site works. All at Plucks, Kilmacanogue, 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 Wicklow County Development Plan 2016-2022, which promotes the upgrading of the N11/M11 and to the development plan objective to upgrade the N11/M11 between the county boundary and Ashford, including road capacity and safety improvements to the main carriageway and all necessary improvements to associated junctions, to Regional Policy Objective 8.16 of the Regional Social and Economic Strategy for the Eastern Region 2019-2031 and to the location of the site within the constraints study area for the N11/M11 Junction 4 to Junction 14 Improvement Scheme, it is considered that the proposed development would be premature pending the determination of the road layout for the area or any part thereof. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this                    day of                    2020.**