



Planning and Development Acts 2000 to 2019

Planning Authority: Wicklow County Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 22nd day of May 2020 by Capami Limited care of John Spain Associates, 39 Fitzwilliam Place, Dublin 2.

Proposed Development:

A planning permission for a strategic housing development at Kilgarron Hill in the townland of Parknasilloge, Enniskerry, Co. Wicklow. The subject lands are located north of the Glenree Road. Part of the public road is included in the application site including the Glenree Road along the site boundary towards the town centre on Kilgarron Hill.

The application site is circa 8.21 hectares.

The proposed development will consist of:

1. 219 number residential units consisting of 19 number one-bed units, 42 number two-bed units, 108 number three-bed units, 48 number four-bed units and two number five-bed units. The units comprise of a mix of own door apartments, terraced housing, semi-detached and detached housing and vary in heights from one to three storeys;
2. Childcare facility of 373.4 square metres;

3. Two main vehicular accesses off the Glencree Road;
4. Repair, replacement and provision of new drainage and pedestrian infrastructure including lighting towards the town centre on Kilgarron Hill along the Glencree Road;
5. All associated site development and infrastructural works including amenity spaces, landscaping, open space, boundary treatments, vehicular parking, bicycle parking, utilities, internal roads, footpaths and shared surfaces, playground, site clearance and temporary construction development.

Decision

Refuse permission for the above proposed development based on 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 deficiencies in the information provided in the submitted Natura Impact Statement, as relates to a Qualifying Interest of the Knocksink Wood Special Area of Conservation (site code 000725), namely 'Old sessile oak woods with Ilex and Blechnum in the British Isles', and in relation to the potential in-combination impacts of the proposed waste management facility in the vicinity of the site, the Board is not satisfied that the proposed development, either alone or

in-combination with other plans or projects, would not adversely affect the integrity of the Knocksink Wood Special Area of Conservation (site code 000725), in view of the site's conservation objectives. In such circumstances, the Board is precluded from granting permission.

Paul Hyde

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2020