



An
Bord
Pleanála

Board Order ABP-312825-22

Planning and Development Acts 2000 to 2021

Planning Authority: Wicklow County Council

Planning Register Reference Number: 21/1396

Appeal by Kelland Homes Limited care of Stephen Little and Associates of 26/27 Upper Pembroke Street, Dublin against the decision made on the 24th day of January, 2022 by Wicklow County Council to refuse permission.

Proposed Development: Residential development of 56 number dwellings (total), including: 36 number two-storey own-door terraced houses (24 number three-bed and 12 number four-bed) and 20 number duplex/apartment units (10 number two-bed and 10 number three-bed) accommodated in three number three-storey buildings. All houses have private rear gardens. All duplex/apartment units have private patios or balconies located on the eastern building elevations. Associated and ancillary site development, landscaping and boundary treatment works include: vehicular, pedestrian and cycle access via Woodleigh Avenue. Pedestrian and cycle access via the Dublin Road (N81). A road spur to the northern site boundary to facilitate future vehicular, pedestrian and cycle access to the planned Blessington Inner Relief Road. Public open space (circa 3,159 square metres). Total 110 number surface level car parking spaces (72 number for houses, 32 number for duplex/apartment units and six number visitor spaces). 60 number bicycle parking spaces and bin stores, all at Santryhill, Blessington, County Wicklow.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

1. Having regard to the objectives of the Wicklow County Development Plan 2022-2028, in particular Policies CPO 5.6 and CPO 12.44, and to national guidance, as set out in the Urban Design Manual: A Best Practice Guide, in relation to urban development and urban renewal, it is considered that, by reason of the absence of approved design details for the future Blessington Inner Relief Road, and attractive pedestrian routes linking the site with Blessington Town Centre, the development, as proposed, would militate against the improvement of permeability and the creation of an environment that encourages sustainable mobility. Furthermore, it is considered that the proposed development would be of insufficient urban design quality at this prominent site in Blessington, presenting a poor frontage to the street on the approach to the Town Centre, and resulting in a layout focused on the movement of private vehicles rather than a sense of place for future residents. The proposed development would be contrary to the objectives of the Wicklow County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to:
 - (a) the location of the site beside the proposed Blessington Inner Relief Road,
 - (b) the design and layout of the road network, including the road connection through Woodleigh Estate and a number of cul-de-sacs, and
 - (c) proposed pedestrian/cyclist network into the site and along the N81,

it is considered the proposed development would be premature pending the final design of the Blessington Inner Relief Road, would be contrary to national guidance for permeable and legible estates, would endanger public safety by reason of traffic hazard, and would lead to conflict between road users, namely, vehicular traffic, pedestrians and cyclists.

3. Having regard to the location of this serviced site along the N81, within the vicinity of bus stops and served by the Dublin Metropolitan Bus Network, which has frequent services to Blessington, it is considered that the proposed residential development would not be developed at a sufficiently high density to provide for an acceptable level of efficiency in the use of serviced lands. The development, as proposed, would be contrary to the requirements of Table 6.1 (Density Standards) of the Wicklow County Development Plan 2022-2028, and the relevant provisions of the National Planning Framework (2018), and would, therefore, be contrary to the proper planning and sustainable development of the area.
4. It is considered that the archaeological significance of the site is such that any proposed development of the site, in advance of archaeological investigations carried out to the requirements of the appropriate authorities, would be premature pending such assessment. The proposed development, in the absence of such necessary investigations, would, therefore, be contrary to the proper planning and sustainable development of the area.

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5. Having regard to the submissions made in connection with the planning application and the appeal and, in particular, to the absence of sufficient information to assess the impact of increased loading on the existing wastewater infrastructure entering into and running through the Woodleigh Estate, it is considered that the proposed development would be prejudicial to public health.



Mary Henchy

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

Dated this 19 day of June 2023.