



Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 22/259

APPEAL by First Steps Homes care of CWPA Planning and Architecture Unit
10, North Street Business Park, Seatown West, Swords, County Dublin
against the decision made on the 9th day of May, 2022 by Wicklow County
Council to refuse permission.

Proposed Development: 61 number residential units comprising 44 number dwellings (one number one-bed unit, 12 number two-bed units and 31 number three-bed units), 17 number Independent Living Units (15 number one-bed and two number two-bed units) and associated Community Day Centre facility (circa 53 square metres gross floor area) on a stated site area of circa 17,698 square metres (1.77 hectares). The residential units will be serviced by 73 number within curtilage, 26 number on-street surface car parking spaces, 20 number bicycle parking spaces, refuse storage, two number public open space areas combining 2,199.56 square metres, a children's play area, the provision of a new access roadway from Season Park Road and all associated site development, landscaping and engineering works necessary to facilitate this development, all at Season Park, Newtownmountkennedy, 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 Wicklow County Development Plan 2022-2028, the 'Strategic Land Bank' zoning of the site, the objective of which is to provide a land bank for future development of the settlement after the lifetime of the Newtownmountkennedy Town Plan 2022-2028, if and when the need arises, it is considered that the proposed development of the subject site for residential purposes would be premature, would materially contravene the said zoning objective, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the absence of suitable pedestrian and cyclist connections between the subject site and the existing public footpath network leading to the town centre of Newtownmountkennedy, and the location of the site within the 50 km/h traffic speed zone, it is considered that the proposed development would be premature pending the provision of such facilities and would represent an inappropriate form of development which would create an unacceptable conflict between pedestrian users, cyclists and vehicular traffic and would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Eamonn James Kelly
Eamonn James Kelly

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

Dated this 20th day of September, 2023.