

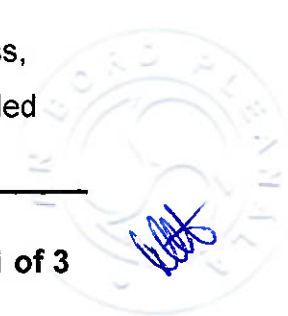
Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 22/15

APPEAL by Brookhampton Limited care of John Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 1st day of September, 2022 by Wicklow County Council to refuse permission.

Proposed Development: Development which consists of the construction of 56 number residential units, internal roads, car parking, pedestrian and cycle paths, public open spaces and all associated site and infrastructural works to facilitate connections to public services. The 56 number residential units will consist of seven number four bed two-storey end terrace houses (Type A), 24 number three bed two-storey end terrace houses (Type C), 20 number three bed two-storey mid terrace houses (Type D and D1), two number two bed two-storey mid terrace houses (Type D2), three number two bed bungalows (Type G). The associated site and infrastructural works include foul and surface water drainage, attenuation tanks, car parking, four number bicycle shelters, bin storage, an ESB substation and all associated development. The proposal includes a vehicular entrance from Main Street, Kilcoole with associated upgrades/improvements to Main Street to facilitate this access, which are external to the planning application site boundary, to be provided



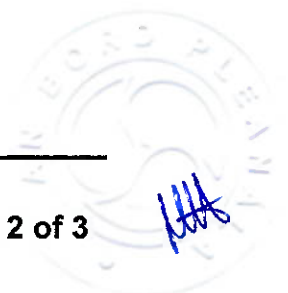
subject to agreement with planning authority; all at Bullford, Kilcoole, County Wicklow.

Decision


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

Reasons and Considerations

1. Having regard to the central location of the site within the settlement of Kilcoole, it is considered that the proposed development density and unit mix would result in a suburban style development, comprised primarily of two-storey, three-bedroom dwellings, which would result in the inefficient use of urban land. As such, the proposed development would fail to provide a compact, high-quality form of development and would be contrary to the density standards set out in Table 6.1 of the Wicklow County Development Plan 2022-2028 and the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage in January 2024. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



2. The proposed signalised junction has been designed to cater for the proposed development only and has not accounted for the trips which would arise on foot of the future development of the adjoining lands to the north and south of the appeal site. The proposed signalised junction has also not been designed to cater for HGV movements. As such, the proposed signalised junction would give rise to traffic congestion and the proposed development would, therefore, endanger public safety by reason of a traffic hazard.


A blue ink signature is written over a horizontal line. To the right of the signature is a circular seal with the text 'AN BORD PLEANÁLA' around the perimeter and a stylized logo in the center.

Martina Hennessy

Member of An Bord Pleanála

duly authorised to authenticate.

the seal of the Board.

Dated this *9th* day of *February* 2024.