

Planning and Development Act 2000, as amended

Planning Authority: Wicklow County Council

Planning Register Reference Number: 22/794

APPEAL by Joseph Wilson on behalf of Friends of Enniskerry and Knocksink Woods and by others against the decision made on the 9th day of September, 2022 by Wicklow County Council to grant, subject to conditions, a permission to Capami Limited in accordance with the plans and particulars lodged with the said Council.

Proposed Development: Construction of a development comprising enterprise and employment hub including incubator business units/offices and café unit (2,752 square metres), community building, childcare facility, 31 number residential units comprise: eight number three-bed terraced houses, five number three-bed semi-detached houses, 11 number four-bed semi-detached houses, seven number five-bed detached houses, two vehicular accesses of the Glenree Road, repair, replacement and provision of new drainage and pedestrian infrastructure including lighting towards the town centre on Kilgarron Hill along the Glenree Road, 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, all at Kilgarron Hill in the townland of Parknasilloge, Enniskerry, County 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 of Kilgarron Hill.

Decision

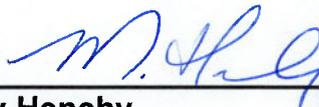
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the proximity of the subject lands to the Knocksink Wood Special Area of Conservation (Site Code: 000725), the nature of the proposed development, to the potential for impacts on the Qualifying Interests and Conservation Objectives of this European Site due to alterations in the natural hydrology and hydrogeology associated with the receiving environment, and to the sensitivities of the Special Area of Conservation to the alteration of groundwater flows and changes in hydrochemistry, through the potential diversion of groundwater from glaciofluvial sands and gravels in soils and gravels underlying the site, which function as hydrological pathways, it is considered that notwithstanding the documentation submitted as part of the application and appeal, including the Applicant's Appropriate Assessment Screening and Natura Impact Statement, Hydrological and Hydrogeological Assessment, and Engineering Services Report, there remains scientific doubt over whether the proposed development could lead to a reduction or loss of habitat and/or disturbance to certain attributes associated with this European Site.

Without sufficient information to inform the design and management of surface water flows and infiltration to ground, the Commission cannot be satisfied that the proposed mitigation measures would remove the potential for impact on Petrifying springs with tufa formations and Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior*, which are qualifying interests associated with this European Site, and are dynamic habitats where any changes to, or a reduction of, water supply would likely have a significant impact.

The Commission, therefore, cannot be satisfied, beyond reasonable scientific doubt, that the proposed development, either individually or in combination with other plans and projects, would not adversely affect the integrity of Knocksink Wood Special Area of Conservation (Site code: 000725) in view of the site's conservation objectives.

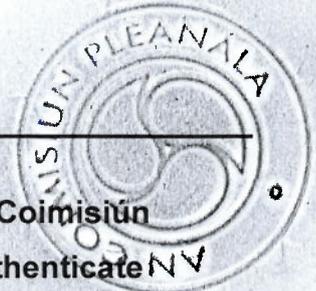


Mary Henchy

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this *19th* day of *February* 2026.