

An  
Coimisiún  
Pleanála

**Commission Order**  
**ABP-314765-22**

---

**Planning and Development Act 2000, as amended**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 22789**

**Appeal** by Peter Dermot Jordan and by Others against the decision made on the 8<sup>th</sup> day of September, 2022 by Wicklow County Council to grant, subject to conditions, a permission to Capami Limited for the proposed development.

**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, 98 residential units comprise: eight number two-bed terraced houses, 32 number three-bed terraced houses, 34 number three-bed semi-detached houses, two number three-bed detached bungalows, eight number four-bed semi-detached houses, eight number four-bed detached houses, six number five-bed detached houses, two vehicular accesses off the Glencree Road, repair, replacement and provision of new drainage and pedestrian infrastructure including lighting towards the town centre on Kilgarron Hill along the Glencree 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 lands at Kilgarron Hill, Townland of Parknasilloge, Enniskerry, County Wicklow.

## **Decision**

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

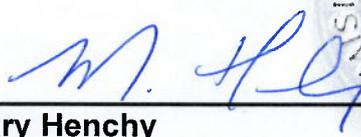
## **Reasons and Considerations**

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. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



---

**Mary Henchy**

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**

Dated this *19<sup>th</sup>* day of *February* 2026