



Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 23/131

Appeal by Councillor Lourda Scott of Greystones Municipal District Offices, Mill Road, Greystones, County Wicklow against the decision made on the 5th day of April, 2023 by Wicklow County Council to grant subject to conditions a permission Cairn Homes Properties Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Modifications to the Strategic Housing Development permitted under An Bord Pleanála reference: ABP-305476-19, as amended by An Bord Pleanála reference: ABP-311676-19, which is currently under construction. The proposed modifications to the previously approved development will consist of the omission of a two-storey split level residential amenity building of circa 325 square metres and the reconfiguration of the open space area located to the east of the apartment buildings to include the provision of active outdoor gym equipment, enhanced passive open space and all associated site works at the site which is bounded by the Kilcoole Road (R761) to the east and Priory Road to the west, Eden Gate and Glenbrook Park to the south, within the townlands of Farrankelly and Killincarrig, Delgany, Greystones, County Wicklow.

Decision

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

Reasons and Considerations

The Board had regard to the Wicklow County Development Plan 2022-2028 including policy objective CPO 7.5 to ensure that infrastructure is adequate or is being provided to match the needs of new residents and that proposals shall be required to be accompanied by a social infrastructure audit, to determine if social and community facilities in the area are sufficient to provide for the needs of the future resident, policy objective CPO 7.6 to require as part of any social infrastructure audit process that the cumulative effects of similar large scale developments be appropriately factored as part of the audit when determining the capacity of the assessed infrastructure and policy objective CPO 7.7 requiring supporting documentation as part of a social infrastructure audit verifying the assessment.

The Board considered that the provision of a two-storey, split level, residential amenity building of approximately three hundred and twenty five square metres provided an amenity for future residents that will not be met by the alternative proposal. The Board also considered that the applicant had not demonstrated that alternative comparable facilities were available and had capacity to cater for the future needs of residents as required by Wicklow County Development Plan 2022-2028.

While the Board noted the significant outdoor social infrastructure on the site as part of the original application, it was not satisfied that the information accompanying the proposed development is consistent with the requirements set out in the Wicklow County Development Plan 2022-2028. The proposed development would not, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted the proposed development would inter alia result in the loss of indoor space and could not be satisfied on the basis of the accompanying information that the social and community facilities in the area would be sufficient to provide for the needs of the residents.



Eamonn James Kelly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 14th day of July 2023.

