

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 23342

APPEAL by Cairn Homes Properties Limited care of MacCabe Durney Barnes of 20 Fitzwilliam Place, Dublin against the decision made on the 29th day of May 2023 by Wicklow County Council to refuse permission.

Proposed Development: Development consisting of 98 two-storey including 62 number three-bed, 34 number four-bed and two number five-bed comprising detached, semi-detached and terraced units. Creche building of 734 square metres with 23 car parking spaces and 12 bicycle parking spaces. A new vehicular entrance with signalised junction and pedestrian crossings will be provided off the R761 (Rathdown Road), Cycle lanes will be provided along this section of the R761 on both sides. A footpath will also be provided on its western side. Car parking will be provided to the east of the R761 in front of Redford Cemetery. The development also includes the site development infrastructure, a new distributor road, a hierarchy of internal streets including cycle path and footpaths; new watermain connection and found and surface water drainage; the development also provides for the construction of a new foul drain from the site entrance, along the R761, connection to the sewer on Redford Park close the R761 junction. C.4ha of public open space incorporating 2.2 hectares of active open space. It includes

a public park with wetlands and play area, a sport field and a Multi Use Games Area. These will be served by 29 car parking spaces and 10 number bicycle spaces. New boundary treatments, three number ESB kiosks, lighting, site drainage works and all ancillary site development works above and below ground, at Coolagad, Greystones, 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
 - (a) the core strategy set out in the Wicklow County Development Plan 2022-2028 including tables 3.5 (housing targets) and 3.6 (development completed, underway and permitted) which indicate that the housing targets for the Greystones-Delgany settlement in the plan period have already been reached;
 - (b) the settlement strategy contained in the Wicklow County Development Plan 2022-2028 which sets out the strategic role and function of Greystones-Delgany as a level 3 self-sustaining town, wherein the priority is for balanced growth and a focus on the consolidation of the existing built up area;
 - (c) the scale and quantum of new housing being proposed, in excess of the housing growth targets for the settlement over the development plan period,
 - (d) the location of the proposed development on peripheral greenfield lands outside of the existing built-up footprint of the existing settlement,

- (e) RPO 4.1 of the Eastern and Midland Regional Spatial and Economic Strategy 2019-2031 concerning the preparation of core strategies in development plans to ensure towns grow at a sustainable and appropriate level,
- (f) Objectives CPO 4.1, 4.2, 4.5, 4.7 and 6.19 of the Wicklow County Development Plan 2022-2028, and
- (g) Sustainable Residential Developments and Compact Settlement: Guidelines for Planning Authorities 2024,

it is considered that the development proposed would conflict with the core strategy and settlement strategy in the development plan, would be inconsistent with policy objectives CPO 4.1, 4.2, 4.5, 4.7 and 6.19 of the Wicklow County Development Plan 2022 and would be contrary to the objectives of the Regional Spatial and Economic Strategy. Having regard to the above, the scale of development being proposed at this location would be excessive. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the relevant provisions of the Wicklow County Development Plan 2022-2028, which notes that a new Local Area Plan will be made for the settlement of Greystones, Delgany and Kilcoole (with the future local area plan listed as second in the order of priority of plans to be made) and to the associated Core Strategy Table A: LAP Towns, which refers to a surplus of previously zoned land in this settlement and notes that, '...remaining surplus land will be addressed in the next LAP', it is considered that the proposed development would be premature pending the making of a statutory local area plan for this overall settlement and which will confirm the final appropriate quantum and location of residential zoned lands. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


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



Dated this 21st day of November, 2024.