

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 23854

Appeal by Tom Gelletlie of Hunter's Hotel, Newrath Bridge, Rathnew, County Wicklow against the decision made on the 29th day of February, 2024 by Wicklow County Council to grant, subject to conditions, a permission to Rycroft RW Limited care of PD Lane and Associates of 1 Church Road, Greystones, County Wicklow, in accordance with the plans and particulars submitted to the said Council.

Proposed Development: Proposed 80 number residential units (64 number houses and 16 number duplexes) and childcare facility of 196 square metres together with all associated site development works including estate roads, footpaths, car parking, bins and storage, boundary treatment, services infrastructure including watermains, foul sewerage, surface water sewerage and on-site attenuation tanks. The proposed development includes for measures to upgrade and realign the Newcastle Road (R761) which will provide for turning lanes at the entrance to the proposed development and Wicklow County Campus (Clermont) and a new uncontrolled pedestrian crossing. A sloped landscaped area located between the existing Clermont

Demesne wall and the new road realignment is proposed and a partial demolition of Clermont Demesne wall to facilitate the proposed realignment. A new two-way shared pedestrian/cyclist path is proposed along the western side of the proposed realignment from the site entrance to the roundabout junction at the Rathnew Relief Road. A new surface water open drain is proposed from the proposed development along the western side of the proposed new public footpath/cycle lane which is then piped further south under the proposed realignment Newcastle Road (R761) and out onto Tighe Avenue (R772) where it will drain further south to an existing surface water manhole on Main Street. Watermain and foul sewerage connections are proposed into the existing public mains in the vicinity. The proposed foul sewerage will be piped under the Newcastle Road (R761) up to the existing public sewer on Tighe Avenue (R772), all on a site at Rossana Lower and Newrath, Rathnew, County Wicklow.

Decision

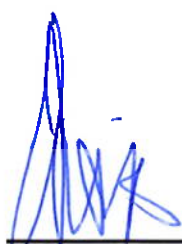
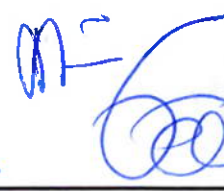

DISMISS the said appeal under subsection (1) (b) (i) and (ii) of section 138 of the Planning and Development Act, 2000, based on the reasons and considerations set out below.

Reasons and Considerations

Having regard to the appeal as lodged, it is considered that the nature and grounds set out therein are confined solely to aspects of the proposed development which were previously decided in the grant of outline permission, Wicklow County Council Reference number: 21/1195. Thus, on foot of the nature of the appeal and the relevance of outline permission 21/1195, it is



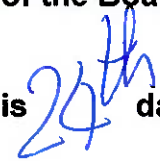

determined that the appeal should not be considered further and should be dismissed.

Chris McGarry

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this  day of  2024.