



Planning and Development Act 2000, as amended

Planning Authority: Wicklow County Council

Planning Register Reference Number: 2460458

Appeal by Jacks Hole Beach Resort DAC against the decision made on the 20th day of September, 2024 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: (1) Construction of sites for eight number additional mobile homes, the installation of a mobile home with associated external deck area and parking area on each site and access driveway, external lighting, berm mounding and landscaping; (2) construction and installation of one number five-a-side football pitch, two number pickleball courts, and one number paddle tennis court; (3) construction of a hard standing area to provide for the storage of boats and jet skis, car parking spaces, storage containers and recycling containers; and (4) all associated site development works including drainage, pedestrian pathways, landscaping and water features at Jack's Hole Beach Resort, Ballynacarrig, Brittas Bay, 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 location of the development within an Area of Outstanding Natural Beauty and the relatively open and undeveloped nature of the subject site;
 - (b) Prospect 31 along the R750 Wicklow to Arklow i.e. views towards sea from Coast Road;
 - (c) the nature, extent and appearance of the proposed development, including the extent of land modification, and the excavation and formation of substantial earthwork berms; and
 - (d) the impact of the proposed development on the setting of the Protected Structure (Coastguard Cottage reference number 31-05),

the Commission considered that the proposed development would result in overdevelopment of the site that would have a significant adverse impact on the visual amenities of this sensitive area that would seriously interfere with the protected Prospect 31, the Area of Outstanding Natural Beauty, and the setting of the Protected Structure and that the proposed development would not constitute a modest extension of an existing tourist accommodation facility. The proposed development would, therefore, be likely to set a precedent for other similar forms of development in this Area of Outstanding Natural Beauty and would be contrary to the proper planning and sustainable development of the area.

2. Objective CPO 13.1 and 13.2 (Water Quality) of the Wicklow County Development Plan 2022-2028 seek to support the implementation of the EU Water Framework Directive to ensure the protection, improvement and sustainable use of all waters in the county, including rivers, lakes, ground water, coastal and estuarine waters, and to restrict development likely to lead to a deterioration in water quality. Having regard to the information on file, including submissions made in connection with the planning application and appeal, the Commission is not satisfied that the applicant has demonstrated that the arrangements provided for dealing with wastewater disposal from the development are adequate to cater satisfactorily for the development, that the development would not contribute to water quality deterioration of the coastal waterbody, or that it would not be prejudicial to public health and would not cause pollution that would hinder the achievement of the objectives of the EU Water Framework Directive and would, therefore, be contrary to Objectives CP0 13.1 and CPO 13.2 of the Wicklow County Development Plan 2022-2028.



Liam McGree

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



Dated this 29th day of APRIL 2026