



Planning and Development Act 2000, as amended

Planning Authority: Wicklow County Council

Planning Register Reference Number: 24/60587

Appeal by Seefin Events Unlimited Company of Kippure Estate, Manor Kilbride, Blessington, County Wicklow against the decision made on the 18th day of November, 2024 by Wicklow County Council to refuse permission.

Proposed Development: Permanent retention of one number flat concrete-roofed electricity plant building, comprising an ESB substation and power distribution station (28 square metres) and two number agricultural storage and maintenance buildings (comprising 179 square metres and 196 square metres), located within an 'estate maintenance' yard/walled compound. One number mixed-use two-storey structure internally sub-divided into two buildings comprising 1,274 square metres and in use for storage, maintenance, workshop, educational and recreational uses located within the estate management walled compound. One number 'Pavilion' building consisting of a wooden clad communal canteen/dining building and inter-connected commercial kitchen with associated storage, staff canteen and toilets (comprising 622 square metres). Reconstruction and alterations to the external elevations and internal layout and extension to the circa 1830 'Belfry' building incorporating reception and meeting room, offices, toilets, kitchen, canteen and staff facilities serving Kippure Holiday Village, within a two-storey 396 square metres stone clad building. Reconstruction, repurpose and extension of previously derelict 'long-barn' building (originally circa 1830), and

change of use from storage and previously permitted recreational use under planning register reference number 99/1150, to comprise a terrace of 13 number at ground levels and 14 number at the upper level, stone masonry clad own door bedroom units (27 number in total, 650 square metres), together with associated plant room/storeroom as part of Kippure Holiday Village. Retention and completion of one number two-storey accommodation building. This 1,824-square-metre two-storey building, incorporating in part the reconstruction of the historic (circa 1830) 'Stables and Grain Stores' structure, and the construction of retaining wall to the rear of this structure. Completion of these works seeks to provide stone cladding and associated hard landscaping and fit out to provide 51 number bedrooms together with unfinished attached self-contained residential unit all associated with the Kippure Village holiday offering. Ancillary works comprising various areas of hard standing comprising roads, access, car parking, set-down, hard landscaping and recreational areas, and completion of the landscaping plan to include soft landscaping, play facilities, outdoor seating, etc. and reinstatement of temporary compounds to managed grassland. Permission for retention on a temporary basis (for a period of 12 to 24 months) of the one number security kiosk, controlled vehicle barrier and gate lodge style prefabricated building (providing security accommodation) at site entrance, and the conversion and use of part of a mixed-use admin/educational building (223.0 square metres) to provide emergency residential accommodation for displaced persons, all at Kippure Lodge and Holiday Village, Kippure Estate, Manor Kilbride, Blessington, County Wicklow.

Decision

REFUSE permission for the above development for the reasons and considerations set out below.



Reasons and Considerations

1. It is considered that insufficient information has been submitted in relation to surface water disposal and water supply. Therefore, it cannot be confirmed that the development proposed to be retained and proposed development would be in accordance with the policies and objectives of the Wicklow County Development Plan 2022-2028, as varied, and with current guidance in respect of surface water disposal. The development proposed to be retained and proposed development would cause serious pollution, would undermine the protection of biodiversity, and would materially contravene the provisions of the development plan. Furthermore, in the absence of a functioning second well on site, the development proposed to be retained and proposed development would be prejudicial to public health, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the development proposed to be retained and proposed development in proximity to the Wicklow Mountains Special Area of Conservation (Site Code: 002122) and the hydraulic connection to the Poulaphouca Reservoir Special Protection Area (Site Code: 004063), the qualifying interests of these European Sites and their Conservation Objectives, the direct/indirect pathways to these European Sites, the absence of any ecological assessment, the nature and scale of the works, and the absence of surface water drainage details, the Commission is not satisfied, beyond reasonable scientific doubt, that the development proposed to be retained and proposed development would not have significant effects on these European Sites, and, therefore, the development would have required Appropriate Assessment Stage 2 (the preparation of a Natura Impact Statement). It is considered, therefore, that to permit the development proposed to be retained and proposed development would be contrary to the Habitats Directive, the objectives of the development plan, and the proper planning and sustainable development of the area.
3. Having regard to:
- (a) the location of the development proposed to be retained and proposed development within an Area of Outstanding Natural Beauty: Wicklow Uplands,
 - (b) the lack of a comprehensive justification for the design and scale of the structures for future tourism usage,
 - (c) Objectives CPO 11.1, CPO 11.2, CPO 11.3, CPO 11.14 of the Wicklow County Development Plan 2022-2028, as varied, in respect of tourism development, and
 - (d) the settlement strategy of the planning authority, as set out in the Wicklow County Development Plan 2022-2028, as varied,

it is considered that the development proposed to be retained and proposed development would not ensure economic, environmental and social sustainability, would result in a significant expansion of tourist development outside of any settlement, remote from services, with no public transport provision, and without any clear supportable justification provided. The development proposed to be retained and proposed development would be contrary to the Tourism Objectives and Settlement Strategy of the Wicklow County Development Plan 2022-2028, as varied, would set a precedent for further unsustainable development, would result in a deterioration of the landscape quality of this Area of Outstanding Natural Beauty, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

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

Dated this  day of  2025.