



An
Bord
Pleanála

Board Order
ABP-321805-25

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 24/60688

APPEAL by Ronan O'Caoimh care of Eoin J. Carroll Architects of One Southern Cross, IDA Business Park, Bray, County Wicklow against the decision made on the 9th day of January, 2025 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: Construction of 58 number single and two-storey dwellings including four number four bed two-storey detached dwellings, 24 number three bed two-storey semi-detached dwellings, 18 number three bed two-storey terraced dwellings, four number three bed semi-detached bungalows and eight number two-bed two-storey terraced dwellings with a total proposed residential gross floor area of circa 6,174 square metres; the construction of a proposed single-storey domestic garden storage structure (25 square metres); the construction of an ESB substation and switch room (25 square metres); the removal of the existing dwelling 'Elbren Cottage' (62 square metres) and the semi-detached single storey garage structure (31 square metres) located on the application site; the construction of new boundary walls and gates to the existing dwelling 'Redkite Rest', which is located on the application site and the decommissioning and removal of the existing septic tank and percolation area on the application site serving the

existing dwellings; the connection of the existing dwelling 'Redkite Rest' to the proposed foul sewer on Ashtown Lane; all boundary walls and fences; a new vehicular and pedestrian entrance to the development off Ashtown Lane, internal estate roads, bin storage, footpaths, hard and soft landscaping to public open space; all site services above and below ground including connections to existing services and all associated site development works on lands at Ashtown Lane, Hawkestown Lower, County Wicklow including existing dwellings, Elbren Cottage, Ashtown Lane and Redkite Rest, Ashtown Lane, County Wicklow.

Decision

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

Reasons and Considerations

1. The Board had regard to the objectives of the Wicklow County Development Plan 2022-2028 including CPO 6.5 and CPO 6.7 requiring new housing developments to, amongst other things, achieve the highest quality of layout and design in well-connected streets.

It is considered that the design and layout of the proposed development does not respond favourably to the topography of the proposed development site in this location and would cause a poor contextual elevation of the proposed development from Ashtown Lane which would result in the rear of dwellings being visible from the public road. The proposed development would adversely impact on the visual amenities of the area and would not, therefore, strengthen the character of the area or provide a coherent and legible urban structure.

The Board further considered that, notwithstanding the relatively short vehicle access route to Junction 18 of the M11 motorway, the proposed development would be premature pending the provision of road improvements to the local road network that would provide ease of movement and avoid conflict between pedestrians/cyclists and traffic and would, therefore, constitute a traffic hazard.

The Board is not satisfied that the proposed development would be consistent with the objectives of CPO 6.5 and CPO 6.7 of the Development Plan and, therefore, would be contrary to 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 5th day of June, 2025.