



An
Coimisiún
Pleanála

**Commission Order
PL-500502-WW**

Planning and Development Act 2000, as amended

Planning Authority: Wicklow County Council

Planning Register Reference Number: 2560695

Appeal by Dwyer Nolan Developments Limited and Chris Gammell against the decision made on the 22nd day of November, 2025 by Wicklow County Council to grant subject to conditions a permission to Jason Walsh and Daniel Kavanagh.

Proposed Development: Construction of four number one-and-a-half-storey dwellings, vehicular access, connection to all existing public services and for all ancillary site works to facilitate the development, all at Rathenrea, Sea Road, Kilcoole, County Wicklow.

Decision

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

Reasons and Considerations

Having regard to the location of the site within a defined Specific Local Objective Area (SLO – 6 Ballydonarea) and within the defined settlement boundary of Kilcoole, the RN (New Residential) zoning objective of the lands ‘to provide for new residential development and supporting facilities during the lifetime of the LPF’, and other relevant policy provisions of the Greystones-Delgany and Kilcoole Local Planning Framework (LPF) and the Wicklow County Development Plan 2022-2028, and having regard to:

- (a) the restricted width and configuration of the proposed access corridor which, as per recommendations set out in the Design Manual for Urban Roads and Streets (DMURS), has been designed as a Local Street as opposed to a Link Street and does not adhere to the stated requirements of SLO 6 in terms of the provision of high-quality pedestrian and cycle links to the town centre and existing transport services,
- (b) the absence of any Sustainable Urban Drainage (SuDs) measures for the proposed new access corridor,
- (c) the general design and layout of the proposed development which does not provide active frontages which promote passive surveillance and does not observe appropriate separation distances, and
- (d) the proposed development, as presented, prior to the completion of a Community Service Audit, which would serve to inform the preparation of an overall Masterplan for the area and would assist in determining an appropriate location for a Childcare Facility,

P.C.

it is considered that the proposed development would represent uncoordinated piecemeal development, would be premature, and would have the potential to undermine the future orderly development of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Patricia Calleary

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Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this *28th* day of *April* 2026.

