



An
Coimisiún
Pleanála

Commission Order
PL-501109-WW-26

Planning and Development Acts 2000, as amended

Planning Authority: Wicklow County Council

Planning Register Reference Number: 2660037

Appeal by Harvieston Limited against the decision made on the 12th day of March 2026 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: (i) the construction of three number two-storey warehouse buildings (Units 1-3, gross floor area 1,953.52 square metres); with delivery bays to the front and side, (ii) the construction of a two-storey EV rest hub building (gross floor area 446.19 square metres); (iii) revisions to site access arrangements and new internal roads which will also facilitate access to existing weighbridge and adjoining service station; (iv) new HGV fuel filling area with associated pump islands; (v) the provision of an EV charging hub comprising 32 number electric vehicle charging bays and 16 number charging points; (vi) installation of a canopy above the EV charging spaces; (vii) new parking arrangements including 33 number parking spaces, and five number HGV/bus parking spaces; (viii) ESB substation; and (ix) all other associated road tie in, landscaping, boundary treatment, drainage and site development works, all at junction 12 to the west of the N11 and the east of the R772 Dublin Road, Mountkenedy Demesne, Newtownmountkenedy, County Wicklow.

Decision

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

Reasons and Considerations

Having regard to

- (a) the zoning 'E-Employment' objective 'To provide for the development of enterprise and employment' in the Wicklow County Development Plan, specifically the Newtownmountkennedy Town Plan 2022-2028,
- (b) Objective CPO 9.4 of the Wicklow County Development Plan 2022-2028 'To protect employment zoned land from inappropriate development that would undermine future \ economic activity or the sustainable development of such areas',
- (c) Objective NKI (Northern Gateway) of the Newtownmountkennedy Town Plan which provides that 'The development of these EI lands shall comprise high employment density uses, such as office based business and enterprise units, designed to the highest architectural standards and including a landmark gateway building at the northern end of the site; light industrial units will only be considered where they are designed to the highest standard and do not interfere with the amenities of adjoining properties (warehousing / retailing warehousing will not be permitted in this area)',
- (d) the proposal's primary use, which is an Electric Vehicle charging facility (provided for on circa two hectares of the overall holding), and



- (e) the lack of information provided with respect to proposal's ability to provide employment generation on these lands,

it is considered that the proposed development does not comprise a high employment density use and to permit same, would materially contravene the E-Employment zoning objective for the site and would undermine the overarching vision for the area as set out in Objective NKI (Northern Gateway) as set out in the Wicklow County Development Plan 2022-2028 including the Newtownmountkenedy Town Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam McGree

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

Dated this 6th day of AUGUST 2026