



Planning and Development Act 2000, as amended

Planning Authority: Wicklow County Council

Planning Register Reference Number: 2660115

Appeal by Shane McBride against the decision made on the 10th day of April, 2026 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: (1) new single storey detached house (2) new vehicular entrance from Harbour Court housing estate (3) new hammer head/turning area from Harbour Court housing estate (4) new pedestrian footpath linking existing footpath from Gussett Lane to Harbour Court housing estate (5) connections to existing services (6) all above with associated siteworks, at lands between Gussett Lane and Harbour Court Housing Estate, Arklow, County Wicklow.

Decision

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

Reasons and Considerations

The appeal site is crossed by a lit pedestrian route which was laid by the local authority along the desire line between Gussett Lane and Harbour Court and

is the only pedestrian connection between Gussett Lane and the lands to the east. The proposed development would replace it with a footpath 1.8 metres in width, enclosed by boundary walls of approximately 2.18 metres and 1.2 metres in height, unlit and without active frontage, and would present a blank boundary wall 1.8 metres in height to Gussett Lane. The result would be a pedestrian connection of reduced quality, passive surveillance and personal safety, and a poor standard of placemaking.

The proposed development would be contrary to policies and objectives relating to; pedestrian permeability and to routes which are direct and safe, being Objectives ARK 72 and ARK 73 of the Arklow Local Planning Framework 2026 and Objectives CPO 6.7 (Housing Objectives) and CPO 12.13 (Cycling and Walking Objectives) of the Wicklow County Development Plan 2022-2028; to those relating to the public realm and to a coherent, legible and permeable urban structure, being Objectives CPO 5.9 (Regeneration and Renewal), CPO 5.16 (Placemaking) and CPO 6.5 (Housing Objectives); and to those relating to open space and infill development, being Objective CPO 7.41 (Leisure and Recreation) and section 3.1.6 of Appendix 1. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Marie O'Connor

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

Dated this 28th day of August 2026.