
Some Good News

1 message

Delgany Community Council <delganycommunitycouncil@gmail.com>

Fri, Jun 3, 2022 at 2:04 PM

Reply-To: delganycommunitycouncil@gmail.com

To: Patti <patallene@gmail.com>

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Wicklow County Council says NO

Dear Delgany Residents,

Planning permission has been REFUSED for the first of the two Stylebawn planning applications.

The plan proposed 42 residential units comprising - 20 no. 1-bed apartments, 20 no. 2 bed (4 person) apartments, Works to Stylebawn house to provide a 4 bed house, Works to the Gardeners Cottage to provide a 2 bed house. The proposed apartments would have been in a single 5 storey block.

Reasons are outlined below.

This is just the first step as the decision will most likely be appealed to An Bord Pleanála by the developer. If it is, we will continue our fight.

A huge **THANK YOU** to everyone who contributed to our fundraising. It meant that we could make a really solid submission. We are grateful also to local residents who shared their expert knowledge in order to enhance the objection. The reasons for refusal were all highlighted in our DCC

submission. You can read it [here](#).

Thanks to those who made their own personal submission. It takes time and effort to do that.

The decision re the second application is due in two weeks.

There are 5 reasons listed for refusal:

1-Density: Too many units were proposed (52 per hectare instead of 2.5 per hectare as outlined in our Local Area Plan).

2-The vast extent of excavation, cut and fill (earthworks) and tree removal required.

3-The proposed drainage plans and risk of increased run-off and flooding upstream and downstream on Three Trouts stream.

4-Substandard level of amenity provided in the apartments: Not enough of them are dual aspect, ground level floor to ceiling heights are below minimum level required.

5-Insufficient detail provided regarding the proposed works to Stylebawn House and associated buildings and gardens. Boundaries of the private grounds of the house were not adequately defined.

Full details are available on WCC website.

Kind Regards,

Alice O'Donnell (on behalf of DCC)

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