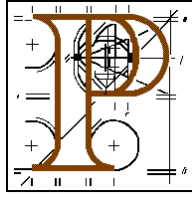


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2006

Wicklow Town

Planning Register Reference Number: 06/3045

An Bord Pleanála Reference Number: PL 86.220292

APPEAL by Pascal Burke and others of 7 Friarsfield, Wicklow, County Wicklow against the decision made on the 28th day of September, 2006 by Wicklow Town Council to grant subject to conditions a permission to Joe and Marian Healy care of Connolly Architects of 2nd Floor, Bridge Street Arcade, Bridge Street, Wicklow, County Wicklow.

PROPOSED DEVELOPMENT: Demolish existing garage, enclose existing porch with stone surround, construct a two-storey dwelling (243 square metres), and associated site works, at 5 Friars Field, Wicklow Town, County Wicklow, as revised by further public notice received by the planning authority on the 13th day of July, 2006.

DECISION

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

REASONS AND CONSIDERATIONS

1. The proposed development, by reason of its size, bulk and position on the site, would constitute over-development on a restricted site and would, therefore, seriously injure the visual and residential amenities, and depreciate the value of property in the vicinity.
2. The proposed development would encroach on an embankment to the south, the removal of which could undermine the gardens and boundary wall of adjacent houses in Marlton Court. In the absence of any detailed cross-section drawings through the adjoining properties, and any proposals for a retaining wall at this location, the proposed development would seriously injure the amenities and depreciate the value of property in the vicinity.

3. The proposed parking layout for the two houses on site is unsatisfactory and would result in on-street parking at the turning area at the head of this cul-de-sac. This would endanger public safety by reason of traffic hazard and obstruction of road users.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2007.