



## Board Direction

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**Ref: PL27.246222**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10<sup>th</sup> June 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons and considerations set out below.

### REASONS AND CONSIDERATIONS

1. The site is located within an Area of Outstanding Natural Beauty, as set out in the Wicklow County Development Plan 2010 – 2016, and within an area designated with a GB Greenbelt zoning objective, which seeks to protect and enhance the open nature of lands between settlements. Having regard to the nature, scale and location of the proposed development, including the substantial earthworks required on this sloping site, and the exposed aspect of the site, open to the Glencullen River valley, it is considered that the proposed development would form a visually obtrusive feature in the landscape, would seriously injure the visual amenities of this sensitive rural area, and would, therefore, conflict with the objectives of the Development Plan in relation to the Area of Outstanding Natural Beauty and the designated Greenbelt area. Furthermore, the proposed driveway would result in roads surrounding the neighbouring house on all four sides, which would seriously injure the amenities of that dwelling by reason of noise and general disturbance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site on a minor road that is inadequate in terms of width and alignment, at a restricted entrance where sightlines are deficient, where the turning of vehicles is severely impeded by the angle of the entrance with the public road, and where the driveway gradient would be excessive, it is considered that the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users.

*Notes:*

- (i) On the basis of the information on file, the Board was not satisfied that this site, which appears to be very wet, is suitable for the disposal of foul effluent; however, this was considered to constitute a new issue in the context of the appeal, and having regard to the substantive reasons for refusal, the Board decided not to pursue this matter further.
  
- (ii) The Board concurred with the Inspector's view in relation to the inadequacy of information on file in relation to the Knocksink Wood Special Area of Conservation, but decided not to seek further information on this matter in light of the substantive reasons for refusal.

*Please issue a copy of this Direction with the Board Order*

Board Member: \_\_\_\_\_ Date: 16<sup>th</sup> June 2016  
Fionna O' Regan