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Bord  
Pleanála

**Board Direction**  
**PL27.247644**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on March 23<sup>rd</sup>, 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. Having regard to the nature and location of the proposed development and the provisions of the current Wicklow County Development Plan, the Board is not satisfied that the applicant has demonstrated an essential need for an entrance off the R763 Regional Road. The proposed development does not comply with Objective TR27 of the current Wicklow County Development Plan which generally seeks to restrict new accesses onto regional roads. The proposed development by itself or by the precedent a grant of permission would set for other relevant development, would adversely affect the use of the regional road by traffic. The development would, therefore be contrary to the proper planning and sustainable development of the area.

Note: The Board noted and shared the Inspector's concerns in respect of the incomplete information submitted in respect of the proposals for effluent treatment. The Board concurred with the Inspector that the matter of effluent treatment comprised a new issue and, therefore, did not refuse permission for this reason.

**Board Member**

**Date:** March 27<sup>th</sup>, 2017

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Nicholas Mulcahy

*Please attach copy of direction with order.*