



An
Bord
Pleanála

Board Direction
PL27.248964

The submissions on this file and the Inspector's report were considered at a Board meeting held on 5th February 2018.

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

Reasons and Considerations

Having regard to the nature of the proposed development which provides improvements to an existing entrance that is being used for agricultural purposes only, the location of the site within the North East Mountain Lowlands Area of High Amenity and the provisions of Regional Road Objective TR27 in the Wicklow County Development Plan 2016 – 2022, it is considered that, subject to compliance with the conditions set out below, the proposal would promote good traffic management and road safety and be compatible with the visual amenities of the area. Furthermore, having regard to the nature and scale of the proposed development it is considered that no Appropriate Assessment issues would arise. Thus, the proposal development is in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Bord Pleanála on the 2nd day of November, 2017, except as may otherwise be required in order to

comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:

(a) Sightlines with x and y dimensions of 2m and 90m shall be shown and the works needed to achieve these sightlines shall be itemised and the extent of such works shall be indicated.

(b) The design of the gated entrance shall be modified to incorporate the existing stone pillar gateposts and the reuse of stone from the walls on either side of these gateposts.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of clarity and in the interest of visual amenity.

3. The entrance shall only be used for agricultural purposes.

Reason: In the interest of clarity and in the interest of good traffic management and road safety.

Board Member

Date: 5th February 2018

Maria FitzGerald