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Bord  
Pleanála

**Board Direction**  
**PL27.249361**

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The Board considered submissions on this file and the Inspector's report at a meeting held on 19<sup>th</sup> February 2018 and decided to issue a Section 137 notice to the parties.

Responses to the Section 137 notice were received from;

- Alphaplan Design on behalf of the applicant William Cosgrave
- Dr. Máirtín Mac Siúrtáin and Ms Marion Mac Siúrtáin
- Leonora Earls, Wicklow County Council

The Board reconvened to consider the submissions at a meeting held on 3<sup>rd</sup> May 2018.

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

### **Reasons and Considerations**

1. The appeal site and proposed development is located off an extremely narrow unsurfaced and poorly maintained laneway. The site is located a significant distance along the laneway away from the adjoining public roads. The existing laneway is substandard and unsuitable for the additional traffic movements generated by the proposed development when taken in conjunction with the existing traffic movements generated by development and land uses located along the laneway. In this regard the proposed development would constitute a traffic hazard and would set an undesirable precedent for additional development along this substandard laneway. The proposed development would, therefore, endanger public safety by reason of traffic hazard and be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the site in an area of Area of High Amenity as set under the County Development Plan, to the policies of the current development plan (Design Guidelines for New Homes in Rural Wicklow) in relation to new dwellings in the landscape and to the exposed and elevated characteristics of the landscape in this location, the level of excavation and building up of material to site the dwelling, and the excessive length of driveway necessary to access the site, it is considered that the proposed development, by virtue of the topography of the site and extent of proposed excavations, would form an incongruous and intrusive feature on the landscape and would, therefore, be contrary to the Wicklow County Development Plan 2016-2022 and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 8<sup>th</sup> May 2018

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Michelle Fagan