



An
Bord
Pleanála

Board Direction
BD-000647-18
ABP-301120-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 10th 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. It is considered that the development for which retention is sought, comprising the raised timber decking structure and the boundary walls, would seriously injure the visual amenities of the area, and would represent an incongruous and intrusive feature in this highly sensitive open coastal location that would interfere with a protected prospect, that is number 7 of Table 11.10 of the Wicklow Town – Rathnew Development Plan 2013 – 2019. The development for which retention is sought would, therefore, contravene materially Objective VP1 of this Development Plan and would be contrary to the proper planning and development of the area.
2. Having regard to the fact that the boundary walls, raised timber decking structure and associated infilling is located on existing public waste water and water infrastructure, it is considered that the development for which retention is sought would interfere with public services, and would be prejudicial to public health. The development for which retention is sought would, therefore, be contrary to the proper planning and development of the area.

3. It is considered that the proposal for three vehicular entrances to a single residential property has not been justified and, having regard to the location of these entrances onto a public car park and associated circulation space, where there is potential for conflict with pedestrians and vehicular traffic, and having regard to the heights of the piers and walls forming these entrances, would endanger public safety by reason of traffic hazard. The entrances, for which retention is sought would, therefore, be contrary to the proper planning and development of the area.

Board Member

Date:

10th July 2018

Philip Jones