



An
Bord
Pleanála

Board Direction
BD-002265-19
ABP-301699-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/01/2019.

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 proposed development would endanger public safety by reason of traffic hazard as the site is located alongside a narrow rural road which is deficient in safety, having no pedestrian footpath in the vicinity and no pedestrian connectivity to the town of Baltinglass. It is considered that the introduction of vehicular entrances with limited sightline provision without complete pedestrian facilities would endanger public safety by reason of a traffic hazard, particularly to vulnerable road users such as pedestrians and therefore would be contrary to the ppsd of the area.
2. The site of the proposed development is located on a site adjacent to lands designated as part of an Area of High Amenity in the Wicklow County Development Plan, 2016 – 2022, where it is the policy of the planning authority to control development in order to protect the amenities and assets of the landscape. Having regard to the topography of the site and surrounding landscape and the absence of a visual impact assessment, it is considered that

the proposal would appear particularly visible and prominent on the landscape and would interfere with the character of the landscape. The proposed development would therefore be contrary to the ppsd of the area.

Board Member

Date: 31/01/2019

Terry Prendergast