



An
Bord
Pleanála

Board Direction
BD-002215-19
ABP-302287-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/01/2019.

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

Reasons and Considerations

1. Having regard to the temporary nature of the proposed vehicular entrance and in the absence of a direct vehicular entrance onto the public road the R761, proposed development would endanger public safety by reason of traffic hazard.
2. The proposed development, because of its location on lands directly adjoining the development boundary of Newcastle, lack of frontage and elongated access driveway, would constitute inappropriate backland development which would be out of character with the pattern of development in the vicinity, would result in excessive suburbanisation of the area and would seriously injure the character and visual amenities of the area. Furthermore, the proposed development would be contrary to the provisions of the Newcastle Settlement Plan and Wicklow County Development Plan 2016-2022 which seeks to retain the distinction between the rural and urban areas. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 24/01/2019

Terry Prendergast