



An
Bord
Pleanála

Board Direction
BD-004292-19
ABP-304378-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/10/2019.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. On the basis of information submitted with the planning application, including Appendix 4 of the report by Dr Martin Rogers, '*Applicant's response to traffic issues raised in Wicklow County Council's request for further information*', wherein it is shown that a sightline of 45 metres to the nearside of the public carriageway to the north of the proposed entrance is unavailable, it is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate onto the public road at a point where sightlines are restricted in a northwards direction. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, by reason of location, design and layout, would prejudice the potential future development of adjoining lands to the east of the subject site. Accordingly, the proposed development in its current form would not facilitate potential future access to adjoining lands, would represent piecemeal and haphazard development and would militate against the orderly and comprehensive of lands zoned in the Newtownmountkennedy Local Area Plan 2008-2018. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted that there is no footpath along the east (subject site) side of the adjoining public road in either direction and that with regard to potential adequate sightlines to the north from the proposed junction, these are impeded by an existing stone wall which is outside the ownership or control of the applicant. In this regard and having considered the full content of the documentation as submitted with the planning application including at Further Information stage and noting also the likely significant traffic movements along this road and from the adjoining junction to the west, the Board determined that the proposed development would endanger public safety by reason of traffic hazard.

Board Member

Date: 17/10/2019

Chris McGarry