



An
Bord
Pleanála

Board Direction
BD-006499-20
ABP-307219-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/09/2020.

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 "Spatial Planning and National Roads - Guidelines for Planning Authorities" issued by the Department of the Environment, Community and Local Government (2012) seek in Section 2.5 "to avoid the...generation of increased traffic from existing accesses to national roads to which speed limits greater than 60 km/h apply." Objective TR21 of the Wicklow County Development Plan, 2016-2022 seeks to safeguard the capacity and safety of the National Road network by restricting further access onto National Primary and National Secondary roads in line with these Guidelines. The proposed development of a house at this location would result in the intensification of use of an existing substandard access onto the N81 national secondary road, where a speed limit of 100 km/h applies. It is considered that the additional and conflicting turning movements generated by the proposed development would endanger public safety by reason of traffic hazard, would interfere with the free flow of traffic on this national road, would compromise the level of service and carrying capacity of the road at this location, and would fail to protect public investment in the

national road network, both by itself and by the undesirable precedent it would set for similar such development. The proposed development would contravene the provisions of the said Guidelines and of Objective TR21 of the County Development Plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Board noted, and agreed with, the concerns / reservations of the Inspector relating to

- (a) the need for an additional dwelling at this location within an area under strong urban influence has not been adequately justified and thus the development would be contrary to Objective 19 of the NPF and the guidance set out in the Sustainable Rural Housing Guidelines
- (b) any further continuation of the existing pattern of development could be held to be detrimental to the visual amenity and rural character of the surrounding landscape, and
- (c) the overall concentration / proliferation of individual wastewater treatment systems in the immediate area.

However, given the substantive reason for refusal, the Board decided not to pursue these matters further.

Board Member

Date: 18/09/2020

John Connolly