

**An
Bord
Pleanála**

**Board Direction
BD-015290-24
ABP-315665-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/01/2024.

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 proposed development by reason of:

- (a) The site being located on a minor road which is seriously substandard in terms of width, horizontal and vertical alignment.
 - (b) The extra traffic and turning movements generated by the proposed development in conjunction with the already excessive number of houses in the area with access onto this busy local road
 - (c) The restricted sight lines at the proposed vehicular entrance and the insufficient information regarding traffic speeds on the adjacent public road.
- It is considered that the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users and therefore, does not accord with the proper planning and sustainable development of the area.

2. The proposed development by reason of:

- (a) The location of the site within a landscape designated as High Amenity
- (b) The open and exposed nature of the site and the visibility of the proposed development from the wider landscape and from views designated with a Special Amenity Value or Special Interest

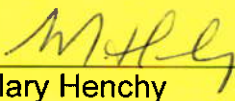
It is considered that the proposed development taken in conjunction with existing development in the area would constitute an excessive density of development in a rural area designated as a High Amenity Landscape and would have a detrimental impact on a view of the Scalp and Scalp Valley from Ballyman to the west of the site which is designated with a Special Amenity Value in the Wicklow County Development Plan 2022-2028.

The proposed development would therefore contravene CPO 17.38 of the Wicklow County Development Plan 2022-2028 which seeks to protect listed views and prospects from development, would be detrimental to the visual amenities of the area and is therefore contrary to the proper planning and sustainable development of the area.

3. The proposed development would contribute to the suburbanisation of this rural area. It is considered that, taken in conjunction with existing development in the vicinity, the proposed development would result in an excessive concentration of development served by wastewater treatment facilities in a limited area. The proposed development, would, therefore, be prejudicial to public health.

The Board noted that on the basis of the material submitted with the application that the Inspector raised concerns relating to the existing house on the site and conditions attached to a previous permission the Board considered that further analysis would ordinarily have been warranted however having regard to the substantive reasons for refusal set out above it was decided not to pursue this further in the context of the current appeal .

Board Member


Mary Henchy

Date: 31/01/2024