

An
Bord
Pleanála

Board Direction
BD-016677-24
ABP-318318-23


The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2024.

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

Reasons and Considerations

1. Having regard to the nature and location of the proposed development and the provisions of the current Wicklow County Development Plan, it is considered that the applicant has not demonstrated an essential need for a residential entrance off the R773 (Jack White's-Brittias Bay) Regional Road. The proposed development does not comply with CPO 12.48 of the current Wicklow County Development Plan, which generally seeks to restrict new means of access onto regional roads. The proposed development, by itself or by the precedent by which the grant of permission for it would set for other relevant development and having regard to the deficient sight visibility available in an easterly direction along the road, it is considered that the proposed development would adversely affect the use of the regional road by traffic. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Patricia Callear

Date: 18/06/2024