

An  
Bord  
Pleanála

**Board Direction**  
**BD-017380-24**  
**ABP-318850-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/08/2024.

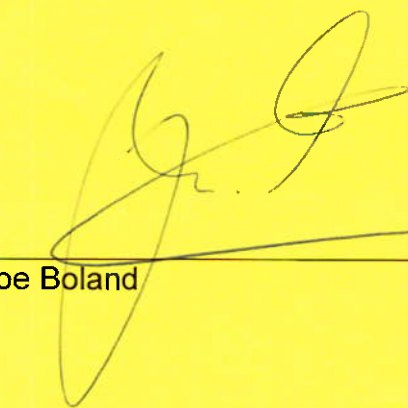
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

1. Having regard to policy objective CPO 12.54 of the Wicklow County Development Plan 2022-2028, it is considered that the applicant has provided insufficient justification for the constructed entrance which appears unnecessary given it is serving no purpose other than that which is already being adequately served by the existing laneway and access to the west. The development provides an overconcentration of unnecessary access points on to a low capacity local rural road, would contravene policy objective CPO 12.54 of the Wicklow County Development Plan and is contrary to the proper planning and sustainable development of the area.
2. Having regard to the insufficient sightline to the west at the point of exit from the constructed entrance, it is considered that to permit this development would endanger public safety by reason of serious traffic hazard and would therefore be contrary to the proper planning and sustainable development of the area.

3. Having regard to the large amount of excavation to create the new entrance and access way forming an incongruous and obtrusive feature on the landscape, it is considered that to permit this development would result in an inappropriate precedent for unnecessary development in the area and negatively impact on the character of the landscape which it is necessary to preserve. The development would therefore be contrary to the proper planning and sustainable development of the area and would contravene objective CPO 17.37 of the Wicklow County Development Plan 2022-2028.

**Board Member**



Joe Boland

**Date:** 04/09/2024