

An
Coimisiún
Pleanála

Direction
CD-020801-25
ABP-322663-25

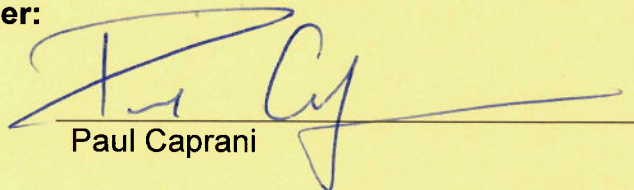
The submissions on this file and the Inspector's report were considered at a meeting held on 25/09/2025.

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

Planning

Commissioner:

Date: 25/09/2025


Paul Caprani

DRAFT WORDING FOR ORDER

Reasons and Considerations

The Commission notes CPO Policy 12.48 which states that a new means of access onto regional roads will be strictly controlled and permitted in limited circumstances. Having regard to the nature of the proposed shared access and the nature of the regional road, and in the absence of proposals to provide adequate details for right-turning movements, it is considered that the applicant has not clearly demonstrated that the proposed development, and resultant traffic movements, would not significantly undermine road safety along the R772 Regional Road outside the site. The proposed development would endanger public safety by reason of traffic hazard

and the additional and conflicting traffic movements generated by the proposed development would interfere with the safety and free flow of traffic on the public road, which would be contrary to Policy Objective CPO 12.48 of the Wicklow County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Commission also noted the Planning authority's concerns regard the applicants current housing arrangements and whether or not the applicant had provided sufficient information to demonstrate compliance with Policy CPO 6.41. However the Commission decided not to pursue the matter given the substantive reason for refusal.