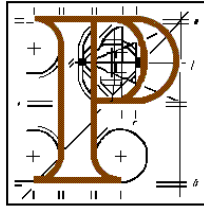


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Wicklow County**

**Planning Register Reference Number: 14/1451**

An Bord Pleanála Reference Number: PL 27.245480

**APPEAL** by Denis and Maureen Doyle care of Mark Rave Associates of Oakhill House, Ballynakill, Edenderry, County Offaly and by Frances and Con Hogan of “Aspen”, Ballynerrin Upper, Wicklow against the decision made on the 21<sup>st</sup> day of August, 2015 by Wicklow County Council to grant subject to conditions a permission to Bristlewood Properties Limited care of Arc Design of Willow Grove, Delgany, County Wicklow.

**PROPOSED DEVELOPMENT:** Construction of 30 number family dwellings comprising three number house type A (four bedroom semi-detached), one number house type A1 (four bedroom semi-detached with garage), 18 number house type B (four bedroom semi-detached), four number house type B1 (four bedroom semi-detached with garage), three number house type D (six bedroom detached with detached garage), one number house type E (six bedroom detached with detached garage). Revisions to site layout, roads, sewers, landscaping, open space, two new internal roads, drainage works, underground stormwater attenuation tank, new vehicular entrance at Ballyguile Road providing for sufficient traffic sightlines, stone cages retaining embankment along Marlton Road and the erection of two number site development works/health and temporary safety signs (2.4 metres by 3 metres) at Ballyguile Road and Marlton Road and associated site development works with temporary access for construction traffic off Marlton Road. All at Ballyguile Road, Ballynerrin Upper, Wicklow Town, County Wicklow.

## **DECISION**

**REFUSE permission for the above proposed development based on the reasons and considerations set out below.**

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

Having regard to the proposed layout of the site, to the sloping topography of the site and to the 'Urban Design Manual - a Best Practice Guide' issued by the Department of the Environment, Heritage and Local Government (2009), which sets as a key design criterion that development should evolve naturally in response to its surroundings, the Board considered that the proposed development did not sufficiently provide for development along the contours of the site, that several of the access roadways were unnecessarily steep leading to a difficult pedestrian environment and a poor quality of visual environment which would not be sympathetic to the site of the proposal and would have adverse visual impact, particularly when viewed from the Marlton Road area. The Board, therefore, considered that the proposed development would seriously injure the visual amenities of the area and the visual and residential amenities of residents of the proposed development, and would, therefore, not be in accordance with the proper planning and sustainable development of the area.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this                      day of                      2016.**