

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Wicklow County

Planning Register Reference Number: 15/704

An Bord Pleanála Reference Number: PL 27.246037

APPEAL by Lorcan Doyle care of Timothy Rowe of 147 Oldshoremore, Rhiconich, By Lairg, Sutherland, Scotland, United Kingdom against the decision made on the 11th day of December, 2015 by Wicklow County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of new dwelling, garage, well, installation of effluent disposal system and all ancillary site works at Oldtown, Roundwood, 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

1. Having regard to the location of the development on the periphery of Roundwood, adjoining an existing ribbon of houses, on lands which are outside of the Roundwood Town Plan Area, the location on lands which are delineated as a landscape area of Special Amenity, which are highly visible from the L1059 and L1060 and the evident pressure that this area is under for development, it is considered that the proposed development would result in the excessive suburbanisation of the area, would result in the blurring of the distinction between the rural and urban area, would erode the visual amenities of the area, would set a precedent for further development at this point, would be contrary to the settlement strategy and to the provisions of the Roundwood Town Plan which seek to retain the distinction between the rural and urban areas, and order development in this settlement and would, therefore, be contrary to the Wicklow County Development Plan and to the proper planning and sustainable development of the area.
2. Having regard to the location of the development on the periphery of Roundwood, the existing local road serving the site which lacks width, footpaths and other services and the existing number of dwellings served by this local road, the current sites seeking planning permission and the pressure this area is under for development, it is considered that the existing road network is not suitable to serve what is a housing development, nor cater for the increased pedestrian/traffic movements generated by this proposed development in the absence of an adequate footpath linkage to Roundwood, and to allow this development and the precedent it would set for similar development would endanger public safety by reason of traffic hazard.

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

Dated this day of 2016.