

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Wicklow County

Planning Register Reference Number: 15/1221

An Bord Pleanála Reference Number: PL 27.246222

APPEAL by Emma Kelly care of Brian Mullins and Associates of Conabury, Upper Kilmacud Road, Dundrum, Dublin against the decision made on the 2nd day of February, 2016 by Wicklow County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a four bedroom bungalow and detached garage, private well, secondary treatment system and percolation area to meet current EPA guidelines, and all associated site works to include upgrading of existing access gate to form new vehicular main entrance and access driveway, boundary treatment and site drainage, all at Ballybrew, Enniskerry, 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. The site is located within an Area of Outstanding Natural Beauty, as set out in the Wicklow County Development Plan 2010 – 2016, and within an area designated with a GB Greenbelt zoning objective, which seeks to protect and enhance the open nature of lands between settlements. Having regard to the nature, scale and location of the proposed development, including the substantial earthworks required on this sloping site, and the exposed aspect of the site, open to the Glencullen River valley, it is considered that the proposed development would form a visually obtrusive feature in the landscape, would seriously injure the visual amenities of this sensitive rural area, and would, therefore, conflict with the objectives of the Development Plan in relation to the Area of Outstanding Natural Beauty and the designated Greenbelt area. Furthermore, the proposed driveway would result in roads surrounding the neighbouring house on all four sides, which would seriously injure the amenities of that dwelling by reason of noise and general disturbance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the site on a minor road that is inadequate in terms of width and alignment, at a restricted entrance where sightlines are deficient, where the turning of vehicles is severely impeded by the angle of the entrance with the public road, and where the driveway gradient would be excessive, it is considered that the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users.

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

Dated this day of 2016.