

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Wicklow County

Planning Register Reference Number: 15/1309

An Bord Pleanála Reference Number: PL 27.246876

APPEAL by Eugene O'Brien care of Frank Ó Gallachoir and Associates Limited of 94 Rathdown Park, Greystones, County Wicklow against the decision made on the 10th day of June, 2016 by Wicklow County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of two sets of semi-detached dwellings, provision of eight number car parking spaces, connection to existing services and associated works and demolition of existing shed on site at Sherridans Paddock, Aughrim, County Wicklow. The proposed development was revised by further public notices received by the planning authority on the 25th day of April, 2016.

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 of the proposed development is located in the town of Aughrim where the existing wastewater treatment plant is already over capacity. It is considered that the proposed development would be premature by reference to the existing deficiency in the provision of sewerage facilities and the period within which these constraints may reasonably be expected to cease. The proposed development, therefore, would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the site and its proximity to buildings listed on the National Inventory of Architectural Heritage, to the revised proposals which require the raising of the dwelling at a height of over one metre above the existing public road, the provision of railings on the inside of the roadside stone wall boundary, the elevated access path, and the lack of detail with respect to internal boundary finishes, it is considered that the development would be incongruous, would result in a negative visual impact at this location, would seriously injure the visual amenities of the area and would not be in accordance with the proper planning and sustainable development of the area.
3. Given the lack of detail regarding levels by way of site sections and other details regarding fill, the Board is not satisfied regarding the limited information available and the potential negative implications for adjoining properties that the proposal has been sufficiently justified in a flood risk area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2016.