

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Wicklow County

Planning Register Reference Number: 16/293

An Bord Pleanála Reference Number: PL 27.247511

APPEAL by AnnMarie Wall care of Michael Fitzpatrick Architects Limited of Main Street, Butlersbridge, County Cavan against the decision made on the 10th day of October, 2016 by Wicklow County Council to refuse permission.

PROPOSED DEVELOPMENT: (1) Erection of a fully serviced dormer type dwelling, to upgrade existing sewerage treatment facilities and all ancillary site works, (2) retention of domestic unit with kitchen and toilet facilities, vehicular entrance and existing sewerage treatment facilities and (3) retention to temporarily retain existing mobile home at Burgage Moyle, Blessington, 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 in a rural area under strong urban influence, as set out in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April, 2005 and in Settlement Strategy Level 10 – Open Countryside as set out in the current Development Plan where housing is restricted to persons demonstrating local need in accordance with rural housing policy HD21 of the Plan. It is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or the Development Plan for a rural house at this location and the inefficient provision of public services and infrastructure, would materially contravene the provisions of the Guidelines and of the Development Plan, and would, therefore, be contrary to the proper planning and development of the area.

2. The development site is located within the Study Area for the N81 Tallaght to Hollywood Road Improvement Scheme. The proposed development would be premature pending the completion of the planning process and design and completion of the N81 Tallaght to Hollywood Road Improvement Scheme and contrary to policies and objectives set out in the Development Plan in relation to supporting major road improvements by reserving the corridors of any such proposed routes free of development which would interfere with such proposals, and the preservation free of development of all published road improvement lines and route corridors until such time as a final decision has been made. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is considered that the proposed development and the retention of the existing development would endanger public safety by reason of traffic hazard because the site is served by a direct access onto the N81 and the traffic turning movements generated by the development would interfere with the safety and free flow of traffic on the public road. The proposed development would, therefore, contravene National Road Authority Guidance, would be contrary to the said Ministerial Guidelines in respect of Spatial Planning and National Roads and would 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 2017.