

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Wicklow County**

**Planning Register Reference Number: 16/584**

An Bord Pleanála Reference Number: PL 27.247644

**APPEAL** by Sinead Kenna care of L/K Design of Moneystown, Roundwood, County Wicklow against the decision made on the 15<sup>th</sup> day of November, 2016 by Wicklow County Council to refuse permission.

**PROPOSED DEVELOPMENT:** A storey and a half dwelling, garage, new entrance, well, treatment unit and soil polishing filter and associated works at Tomriland, 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**

Having regard to the nature and location of the proposed development and the provisions of the current Wicklow County Development Plan, the Board is not satisfied that the applicant has demonstrated an essential need for an entrance off the R763 Regional Road. The proposed development does not comply with Objective TR27 of the current Wicklow County Development Plan which generally seeks to restrict new accesses onto regional roads. The proposed development, by itself or by the precedent which the grant of permission for it would set for other relevant development, would adversely affect the use of the regional road by traffic. The proposed development would, therefore, be contrary to 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            2017.**