



An
Bord
Pleanála

**Board Order
PL 27.248252**

Planning and Development Acts 2000 to 2017

Planning Authority: Wicklow County Council

Planning Register Reference Number: 16/1104

Appeal by Charles and Olya Forster care of Vincent JP Farry and Company Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 21st day of March, 2017 by Wicklow County Council to refuse permission.

Proposed Development: Construction of a dwelling, garage, well, proposed secondary treatment system to current Environmental Protection Agency guidelines, percolation area, entrance and all associated site works. Works will also be carried out to the existing laneway, all at Drummin (Ballinacor North Barony), Annamoe, County Wicklow.

Decision

REFUSE permission for the above proposed development in accordance with 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

The appeal site and proposed development is located off an extremely narrow unsurfaced and poorly maintained laneway. The site is located a significant distance along the laneway away from the adjoining public roads. The existing laneway is substandard and unsuitable for the additional traffic movements generated by the proposed development when taken in conjunction with the existing traffic movements generated by development and land uses located along the laneway. In this regard the proposed development would constitute a traffic hazard and would set an undesirable precedent for additional development along this substandard laneway. Furthermore, it is considered that the extent of proposed road widening would have an adverse impact on the rural character of the area. The proposed development would, therefore, endanger public safety by reason of traffic hazard and 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