

Board Order PL 27.248647

Planning and Development Acts 2000 to 2017 Planning Authority: Wicklow County Council Planning Register Reference Number: 17/336

Appeal by Lise Jolley and Mark O'Hare care of Ian Doyle Planning Consultant of 16 Rose Park, Wexford Town, County Wexford against the decision made on the 16th day of May, 2017 by Wicklow County Council to refuse permission to the said Lise Jolley and Mark O'Hare.

Proposed Development A new detached single storey three-bedroom house with new water well and effluent treatment system with sand polishing filter along with all associated site works, all at Larkspur, Killough, Kilmacanogue, 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

- 1. The site of the proposed development is located within an Area of Outstanding Natural Beauty, the landscape of which it is an objective to preserve in the Wicklow County Development Plan 2016-2022. Having regard to the topography of the site and the elevated positioning of the proposed dwelling, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape and would militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
- It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a road at a point where sightlines are restricted.
- 3. Inadequate evidence is available to demonstrate that surface water can be disposed via public sewer. The proposed development would, therefore, be prejudicial to public health.

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

Dated this day of 2017