



An  
Bord  
Pleanála

**Board Order  
PL 27.248896**

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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 16/1187**

**Appeal** by Pat Duke of Beechers Wood House, Golden Hill, Manor Kilbride, Blessington, County Wicklow against the decision made on the 26<sup>th</sup> day of June, 2017 by Wicklow County Council to grant subject to conditions a permission to David Reddy care of Flynn Design Associates of Donard, County Wicklow.

**Proposed Development:** Construction of a single storey dwelling, domestic garage, wastewater treatment system and all ancillary works at Golden Hill, Manor Kilbride, 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**

Having regard to the planning history of the area, and to the proposal to access the proposed development through an existing entrance from a private right of way to a public road carriageway at a point where sightlines are restricted, the Board considered that the applicant and his assigns had not demonstrated that they had sufficient control of the necessary lands to execute proposals to remove obstructions to achieve adequate sightlines. The Board therefore 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 currently restricted. The proposed development would, therefore, not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted that the applicant and his assigns had not demonstrated that adequate sightlines could be achieved in response to the Section 137 notice issued by the Board to all parties. The Board therefore did not consider that this issue could be adequately addressed by the imposition of a condition. The Board therefore considered that the proposed development would not be in accordance with 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                      2018**