



An
Bord
Pleanála

Board Order

PL 27.248964

Planning and Development Acts 2000 to 2017

Planning Authority: Wicklow County Council

Planning Register Reference Number: 17/606

Appeal by Daniel Brady of Callowhill, Newtownmountkennedy, County Wicklow against the decision made on the 7th day of July, 2017 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: Increase entrance width of existing entrance from 2.5 metres to 5 metres set back 8 metres from road edge and ancillary site works at Kilmurray, Newtownmountkennedy, County Wicklow.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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 of the proposed development which provides improvements to an existing entrance that is being used for agricultural purposes only, the location of the site within the North East Mountain Lowlands Area of High Amenity and the provisions of Regional Road Objective TR27 in the Wicklow County Development Plan 2016-2022, it is considered that, subject to compliance with the conditions set out below, the proposal would promote good traffic management and road safety and be compatible with the visual amenities of the area. Furthermore, having regard to the nature and scale of the proposed development, it is considered that no Appropriate Assessment issues would arise. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Bord Pleanála on the 2nd day of November, 2017, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:

- (a) Sightlines with x and y dimensions of 2 metres and 90 metres shall be shown and the works needed to achieve these sightlines shall be itemised and the extent of such works shall be indicated.
- (b) The design of the gated entrance shall be modified to incorporate the existing stone pillar gateposts and the reuse of stone from the walls on either side of these gateposts.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of clarity and in the interest of visual amenity.

3. The entrance shall only be used for agricultural purposes.

Reason: In the interest of clarity and in the interest of good traffic management and road safety.

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

Dated this day of 2018