

Board Order PL 27.249361

Planning and Development Acts 2000 to 2017 Planning Authority: Wicklow County Council Planning Register Reference Number: 17/400

Appeal by Máirtín and Marion Mac Siúrtáin of Athleathan, Tomdarragh, Roundwood, Bray, County Wicklow against the decision made on the 3rd day of August, 2017 by Wicklow County Council to grant subject to conditions a permission for the proposed development.

Proposed Development: Construction of proposed dwelling, wastewater treatment system, garage, new entrance with access driveway and associated works at Tomdarragh, Roundwood, 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 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. 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.
- 2. Having regard to the location of the site in an area of Area of High Amenity as set under the Wicklow County Development Plan, to the policies of the current development plan (Design Guidelines for New Homes in Rural Wicklow) in relation to new dwellings in the landscape and to the exposed and elevated characteristics of the landscape in this location, the level of excavation and building up of material to site the dwelling, and the excessive length of driveway necessary to access the site, it is considered that the proposed development, by virtue of the topography of the site and extent of proposed excavations, would form an incongruous and intrusive feature on the landscape and would, therefore, be contrary to the Wicklow County Development Plan 2016-2022 and would 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

2018