



Planning and Development Acts 2000 to 2017

Planning Authority: Wicklow County Council

Planning Register Reference Number: 17/1474

APPEAL by Omar O'Reilly care of Arcadia Architects of Dublin Road, Ardavan, Wexford, County Wexford against the decision made on the 8th day of February, 2018 by Wicklow County Council to refuse permission to the said Omar O'Reilly.

Proposed Development Retention and permission for completion of a raised private amenity timber decking structure with roof. Retention of three vehicular entrances together with retention and permission for completion of perimeter boundary walls. 1.5 metres high boundary perimeter walls to be finished with natural stone on the external face and capped in granite, together with all landscaping and associated site works, all at Corporation Murragh, Wicklow Town, 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. It is considered that the development for which retention is sought, comprising the raised timber decking structure and the boundary walls, would seriously injure the visual amenities of the area, and would represent an incongruous and intrusive feature in this highly sensitive open coastal location that would interfere with a protected prospect, that is number 7 of Table 11.10 of the Wicklow Town – Rathnew Development Plan 2013 – 2019. The development for which retention is sought would, therefore, contravene materially Objective VP1 of this Development Plan and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the fact that the boundary walls, raised timber decking structure and associated infilling is located on existing public waste water and water infrastructure, it is considered that the development for which retention is sought would interfere with public services, and would be prejudicial to public health. The development for which retention is sought would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is considered that the proposal for three vehicular entrances to a single residential property has not been justified and, having regard to the location of these entrances onto a public car park and associated circulation space, where there is potential for conflict with pedestrians and vehicular traffic, and having regard to the heights of the piers and walls forming these entrances, would endanger public safety by reason of traffic hazard. The entrances, for which retention is sought would, therefore, be contrary to the proper planning and sustainable development of the area.

Philip Jones

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

Dated this day of 2018.