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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 17/1345**

**APPEAL** by Frances Kenny of 6 Shroughaun, Baltinglass, County Wicklow against the decision made on the 1<sup>st</sup> day of May, 2018 by Wicklow County Council to grant subject to conditions a permission to Conor Furey and Associates Limited of Rathasker Road, Naas, County Kildare.

**Proposed Development** Construction of four number four-bedroom detached dwellings, connection to existing public services and all associated works and services at Shroughaun, Baltinglass, 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 proposed development would endanger public safety by reason of traffic hazard as the site is located alongside a narrow rural road which is deficient in safety, having no pedestrian footpath in the vicinity and no pedestrian connectivity to the town of Baltinglass. It is considered that the introduction of vehicular entrances with limited sightline provision without complete pedestrian facilities would endanger public safety by reason of a traffic hazard, particularly to vulnerable road users such as pedestrians and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site of the proposed development is located on a site adjacent to lands designated as part of an Area of High Amenity in the Wicklow County Development Plan 2016 – 2022, where it is the policy of the planning authority to control development in order to protect the amenities and assets of the landscape. Having regard to the topography of the site and surrounding landscape and the absence of a visual impact assessment, it is considered that the proposed development would appear particularly visible and prominent on the landscape and would interfere with the character of the landscape. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2019.**