



Planning and Development Acts 2000 to 2018

Planning Authority: Wicklow County Council

Planning Register Reference Number: 18/43

APPEAL by Enda and Donal McGillicuddy Junior care of Sutton Design Studio of Unit T2 The Enterprise Centre, Wicklow against the decision made on the 4th day of May, 2018 by Wicklow County Council to refuse permission.

Proposed Development: Three number dwellings, upgrading of an existing agricultural access road and entrance/exit to facilitate development, a connection to mains services via a new foul sewer pipe along an existing public road (circa 400 lineal metres), together with all associated site/road works at Oldtown, 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 Board is not satisfied, based on the information submitted with the planning application and the appeal, that the developer can provide for the satisfactory treatment of wastewater generated by the proposed development. In particular, there is a lack of convincing evidence that the developer can provide the proposed sewer connection to the mains sewer along the public road. In these circumstances, it is considered that the proposed development would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements that would be generated on to and along a narrow substandard public road lacking pedestrian connectivity, and at the junction with the R764 where sightlines are restricted in an easterly direction. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2019.