



Planning and Development Acts 2000 to 2018

Planning Authority: Wicklow County Council

Planning Register Reference Number: 18/54

APPEAL by Ben Doyle care of Arc Design of Willowgrove, Delgany, County Wicklow against the decision made on the 12th day of July, 2018 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: New two storey, three-bedroom house, all associated site works, vehicular entrance, driveway access and landscaping to accommodate new dwelling and provision of a new treatment plant and percolation area along with a bored water well.

Main Street, Newcastle, 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. Having regard to the temporary nature of the proposed vehicular entrance and in the absence of a direct vehicular entrance onto the public road the R761, it is considered that the proposed development would endanger public safety by reason of traffic hazard.

2. The proposed development, because of its location on lands directly adjoining the development boundary of Newcastle, lack of frontage and elongated access driveway, would constitute inappropriate backland development which would be out of character with the pattern of development in the vicinity, would result in excessive suburbanisation of the area and would seriously injure the character and visual amenities of the area. Furthermore, the proposed development would be contrary to the provisions of the Newcastle Settlement Plan and Wicklow County Development Plan 2016-2022 which seeks to retain the distinction between the rural and urban areas. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.