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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 18/1200**

**APPEAL** by Leone Crinnion care of Eamonn O'Connor of Tullylost Grange, Tullylost, Rathangan, County Kildare against the decision made on the 16<sup>th</sup> day of April, 2019 by Wicklow County Council to refuse permission.

**Proposed Development:** Construction of a two bedroomed single storey dwelling on site, having an existing road entrance onto Quill Road, with a site area of 0.11 hectares and connection to public services adjacent to and on the site and for all associated site works at Kilmacanogue South, Quill Road, Kilmacanogue, 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 site of the proposed development is located on a minor rural road, Quill Road (L5029-0), which is seriously substandard in terms of width, alignment and carrying capacity to facilitate vehicular movements to and from the site. It is considered that the additional traffic associated with the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the lack of information in relation to the proposals of surface water drainage, it is not possible to carry out a full and detailed assessment of the proposed development. In particular, it is not possible to establish that the proposed development would not adversely impact on the capacity of the foul drainage and treatment system in the area. To permit this development in the absence of such information, would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Terry Ó Niadh**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2019.**