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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 19/370**

**APPEAL** by Denis O'Donovan of Rockchapel House, Lott Lane, Kilcoole, County Wicklow against the decision made on the 23<sup>rd</sup> day of May, 2019 by Wicklow County Council to refuse permission.

**Proposed Development:** Amendments to previously granted planning permission for dwelling house (Planning Register Reference Number 17/687) to include (a) revised site boundary; (b) new entrance onto Ballydonerea Lane in place of originally permitted entrance via shared access onto Lott Lane; (c) relocation of dwelling on site and reorientation to front onto Ballydonerea Lane at Lott Lane, Kilcoole, 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**

It is considered that the proposed development would endanger public safety by reason of traffic hazard and the obstruction of road users because of the additional traffic turning movements the development would generate along a minor road, which is substandard in terms of its width and construction, and at the junction of Ballydonarea Lane and Lott Lane where sightlines are severely restricted, particularly to the north. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2019**