



Planning and Development Acts 2000 to 2019

Planning Authority: Wicklow County Council

Planning Register Reference Number: 19/1086

APPEAL by Transport Infrastructure Ireland of Parkgate Business Centre, Parkgate Street, Dublin against the decision made on the 2nd day of April, 2020 by Wicklow County Council to grant subject to conditions a permission to Simon Phibbs care of Jimmy Callaghan of The Lugg, Brittas, County Dublin.

Proposed Development: Construction of a dwelling, domestic garage, on-site effluent disposal system, along with all associated site works at Tinode, Blessington, 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

The “Spatial Planning and National Roads - Guidelines for Planning Authorities” issued by the Department of the Environment, Community and Local Government in January 2012 seek in Section 2.5 “to avoid the creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60 km/h apply.” Objective TR21 of the Wicklow County Development Plan, 2016-2022 seeks to safeguard the capacity and safety of the National Road network by restricting further access onto National Primary and National Secondary roads in line with these Guidelines. The proposed development of a house at this location would result in the intensification of use of an existing substandard access onto the N81 national secondary road, where a speed limit of 100 km/h applies. It is considered that the additional and conflicting turning movements generated by the proposed development would endanger public safety by reason of traffic hazard, would interfere with the free flow of traffic on this national road, would compromise the level of service and carrying capacity of the road at this location, and would fail to protect public investment in the national road network, both by itself and by the undesirable precedent it would set for similar such development. The proposed development would contravene the provisions of the said Guidelines and of Objective TR21 of the County Development Plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2020