

Planning and Development Acts 2000 to 2020

Planning Authority: Wicklow County Council

Planning Register Reference Number: 20/1273

APPEAL by Barnaby Investments Limited care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 15th day of February, 2021 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development:

- (i) construction of single storey service station extending to 230 square metres (Building A) inclusive of forecourt, convenience shop (99 square metres retail area), carwash facility, toilets and ancillary staff area;
- (ii) construction of single storey fuel depot/vehicle servicing and maintenance building extending to 208 square metres (Building B) with associated ancillary/related uses including car parts, accessories and tyre sales;
- (iii) provision of 33 number vehicular parking spaces, inclusive of ten number electric charging spaces and two number accessible spaces, and eight number bicycle parking spaces;
- (iv) provision of one number totem sign-post at Southern Cross Road (1.6 metres by 9 metres);

and all ancillary works necessary to facilitate the development.

AMP

Access to the site will be provided via the access road previously approved under Register Reference 19/872, all on lands at Southern Cross Road, (to the immediate west of Oak Glenview and Belmont Residential Estates), Bray, 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.

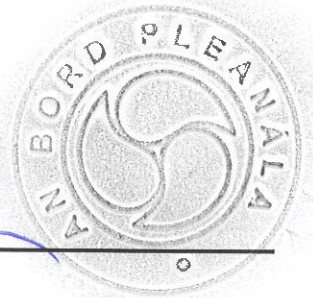
Reasons and Considerations

Having regard to:

- (a) the absence of detail within the application and appeal documentation demonstrating how the layout of the proposed development would be compatible with condition number 3 of An Bord Pleanála Reference ABP-305798-19 (Planning permission reference 19/872), which requires revisions to a new link road directly adjoining the current application site and from which the proposed development seeks to provide access and egress, and

- (b) the overall design and layout of the proposed development on a restricted and elongated site, including the absence of detail within the application and appeal documentation demonstrating how various movements relating to the car wash, service area and parking area to the southern end of the site, would not result in conflicting traffic and pedestrian movements, noting the proposed vehicle entry and exit locations, and also the potential for conflict with vehicle and associated movements related to the fuel depot/vehicle servicing and maintenance building,

it is considered that the proposed development would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

Member of An Bord Pleanála

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

Dated this 18th day of July 2021.