

Planning and Development Acts 2000 to 2021

Planning Authority: Wicklow County Council

Planning Register Reference Number: 20/1322

APPEAL by Rising Sons Limited care of PD Lane Associates of 1 Church Road, Greystones, County Wicklow against the decision made on the 19th day of August, 2021 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: Development consisting of:

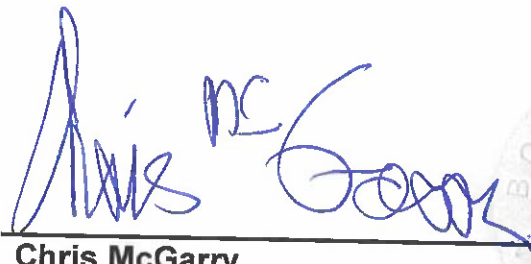
(1) Proposed seven number four-bedroom detached split-level two-storey houses and ancillary site development works, including estate road at Ballinacor West, Barndarrig. (2) Proposed foul sewer connection to existing public sewer and surface water sewer outfall to soakaway/watercourse on adjoining lands at Ballinacor East, Barndarrig, all at Ballinacor West and Ballinacor East, Barndarrig, County Wicklow.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

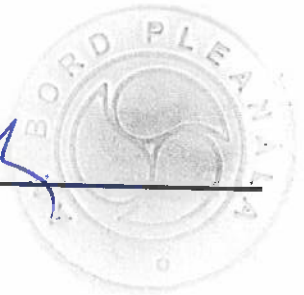
Reasons and Considerations

1. Having regard to the location of the proposed entrance onto the public road where levels drop close to a turn in the road, and with restricted sightlines, and the lack of a pedestrian footpath on the western side of the road, it is considered that the proposed development would endanger public safety by reason of a traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the existence within the site of a recorded monument and, notwithstanding the documentation submitted with the planning application and the appeal, it is considered that, in the absence of a full archaeological investigation of the subject site, the Board cannot be satisfied that the proposed works would not cause material damage to a historic monument or that serious injury to archaeological remains would not arise. 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 20th day of January 2023.