



An
Bord
Pleanála

Board Order

ABP-313271-22

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 21/1035

Appeal by Arklow Electrical Wholesale Limited care of OTE Solutions, Dublin Road, Arklow, County Wicklow against the decision made on the 14th day of March, 2022 by Wicklow County Council to refuse permission.

Proposed Development Erect a 580 square metre, two-storey commercial building comprising retail, offices and storage, along with all associated site development works and connect to existing services, all at Castlepark, Arklow, County Wicklow, as revised by the further public notices received by the planning authority on the 16th day of February, 2022.

Decision

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

Reasons and Considerations

P.C.

The proposed development would endanger public safety by reason of a traffic hazard due to the vehicular turning movements that would arise by the proposed delivery entrance located on an existing laneway and right-of-way. In addition, the amended proposals received by the Board at appeal stage rely on permanent egress from the site for delivery vehicles through lands which appear to be in private ownership and therefore outside of the control of the applicant. The proposed development would be contrary to Objective IT8 of the Arklow and Environs Local Area Plan 2018-2024 which seeks to facilitate the operation and free flow of traffic in a safe manner in the town centre location and the associated provisions of the Wicklow County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Patricia Calleary

Patricia Calleary

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 08 day of August 2023