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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 22/399**

**APPEAL** by Con Behan and Jack Paton care of 21 Lakeview, Blessington, County Wicklow against the decision made on the 23<sup>rd</sup> day of September, 2022 by Wicklow County Council to grant permission to Peter Behan care of BDCS Limited, Saint Anthonys, Bohernabreena, Dublin.

**Proposed Development:** Renovation of existing cottage, placing of new slate roof to cottage with three velux roof windows in rear south roof elevation, window and external door alterations to front and side of cottage, demolition of shed and outbuildings to east of cottage, construction of a new linked single storey extension to side of existing cottage, installation of a new mechanical waste water treatment system on site and percolation area, and all associated site development works at The Cottage, Ballyknockan, Valleymount, County Wicklow. The proposed development was revised by further public notices received by the planning authority on the 2nd day of September 2022.


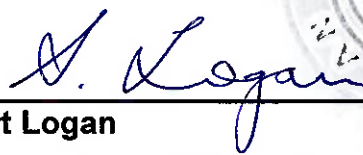
**Decision**

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

## Reasons and Considerations

Having regard to the proposed access to the proposed development site, by means of a long and narrow laneway, and to the information submitted with the application in relation to this access arrangement, the Board was not satisfied that adequate and safe access to the proposed development could be provided. In these circumstances, it was considered that the proposed development would endanger public safety by reason of traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not consider that the proposed access arrangements to the new dwelling site from the public road had been satisfactorily detailed by the applicant and that proper access could be provided to serve the proposed new dwelling. The Board was also not satisfied that sufficient information had been provided in relation to the impact of the proposed development on surface water and water supply arrangements in the vicinity of the site. However, given the substantial reason for refusal above, the Board decided not to pursue this issue further.



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**Stewart Logan**

**Member of An Bord Pleanála**

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

Dated this *23* day of *November* 2023.