



An
Bord
Pleanála

Board Order

ABP- 315152-22

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 22/720

Appeal by Harry Murphy care of Alphaplan Design of Suite 14, Block 1, Broomhall Business Park, Rathnew, County Wicklow against the decision made on the 25th day of October, 2022 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: Modifications to existing dwelling, proposed new dwelling to rear of existing dwelling, revised entrance to create dual recessed entrance to existing and proposed dwelling and associated works all at 2 Ballybeg, Rathnew, County Wicklow.

Decision

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

Reasons and Considerations

The Board considered that the proposed development would give rise to additional traffic turning movements at entrances with inadequate sightlines on to the busy R772 at a point where there is a continuous white line along the carriageway. These additional traffic movements, combined with the restricted nature of the site which limits access and traffic turning movements on both sites and where sightlines are restricted, would endanger public safety by reason of a traffic hazard and accordingly would be contrary to the 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

Member of An Bord Pleanála

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

Dated this *6* day of *December* 2023