

An
Bord
Pleanála

Board Order ABP-316098-23

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

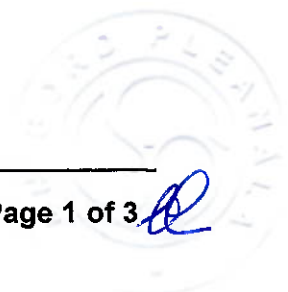
Planning Register Reference Number: 2318

Appeal by Patrick Byrne of 2 Bridge House, Aughrim, County Wicklow against the decision made on the 3rd day of March, 2023 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: 1. Permission to divide property into two separate dwellings. 2. Permission to provide connections to existing services for the proposed dwelling. 3. Retention for the demolition of boundary wall and relocation of side entrance gates. 4. Retention for constructed boundary wall separating both properties. 5. Retention for car parking area, access pathway and pedestrian entrance, all at 2 Bridge House, Aughrim, County Wicklow.

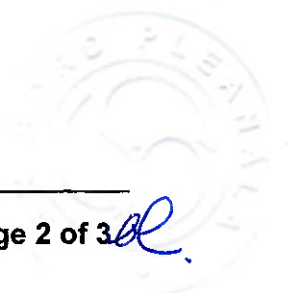
Decision

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



Reasons and Considerations

1. The site is located on lands RE: Existing Residential where it is the objective to protect, provide and improve residential amenities of existing residential areas. It is considered that the subdivision of number 2 Bridge House to provide an additional dwelling would significantly reduce the provision and standard of private amenity space for Number 2 Bridge House resulting in adverse impact on the residential amenity of the occupants. The proposed dwelling would have no outlook to the public realm, would be out of keeping with the pattern of development in the area, would be piecemeal and haphazard in nature and would result in the setting of an undesirable precedent for similar scale developments. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that, having regard to the inadequate provision of visibility splays and the intensification of use to serve an additional dwelling of an already below standard access, the proposed development and the development proposed to be retained would increase the traffic hazard at the site entrance.



3. It is considered that the proposed development and the development proposed to be retained in a designated flood zone for which no flood risk assessment has been provided would be contrary to the "The Planning System and Flood Risk Management Guidelines for Local Authorities" issued by the Department of the Environment, Heritage and Local Government in November, 2009, would set an undesirable future precedent for similar types of development on floodplains and would be prejudicial to public health. The proposed development and the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.




Mick Long

Member of An Bord Pleanála

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

Dated this 22nd day of February 2024.