



An
Bord
Pleanála

Board Order ABP- 318318-23

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 23456

Appeal by Ian Casey care of Alphaplan Design, Home Design and Planning Services of Suite 14, Broomhall Business Park, Rathnew, County Wicklow against the decision made on the 4th day of October, 2023 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: Proposed dwelling, wastewater treatment system to Environmental Protection Agency standards, garage, entrance and associated works at Ballynapark, Brittas Bay, County Wicklow.

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 nature and location of the proposed development, and the provisions of the Wicklow County Development Plan 2022-2028, it is considered that the applicant has not demonstrated an essential need for a residential entrance off the R773 (Jack White's-Brittis Bay) Regional Road. The proposed development does not comply with CPO 12.48 of the development plan, which generally seeks to restrict new means of access onto regional roads. The proposed development, by itself or by the precedent by which the grant of permission for it would set for other relevant development and having regard to the deficient sight visibility available in an easterly direction along the road, it is considered that the proposed development would adversely affect the use of the regional road by traffic. 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 24 day of June 2024