



An
Coimisiún
Pleanála

Commission Order
ABP-322398-25

Planning and Development Act 2000, as amended

Planning Authority: Wicklow County Council

Planning Register Reference Number: 25/46

APPEAL by Siobhan Herbst care of Alphaplan Design of Suite 14, Block1, Broomhall Business Park, Rathnew, County Wicklow against the decision made on the 16th day of April 2025, by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: Proposed dwelling, wastewater plant treatment system to Environmental Protection Agency standards, new site entrance and associated works all accessed from existing access lane at Ballyguile More, Wicklow, County Wicklow.

Decision

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

Reasons and Considerations

The developer has failed to demonstrate that adequate sightlines can be provided and maintained at the junction with the access laneway and the Ballyguile Road/Kilpoole Hill local road as required under Section 2.1.9 of Appendix 1 Development and Design Standards of the Wicklow County Development Plan 2022-2028. It is considered that the proposed development would endanger public safety, by reason of traffic hazard, because of the additional traffic turning movements the development would generate onto the Ballyguile Road/Kilpoole Hill local road, from the access lane at a point where sightlines are restricted in both directions. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Mary Gurrie

Mary Gurrie

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 22 day of October 2025.