

An
Coimisiún
Pleanála

Commission Order
ABP-322663-25

Planning and Development Act 2000, as amended

Planning Authority: Wicklow County Council

Planning Register Reference Number: 24/468

Appeal by Keith Walshe care of Alphaplan Design of Suite 14, Block 1, Broomhall Business Park, Rathnew, County Wicklow against the decision made on the 9th day of May, 2025 by Wicklow County Council to refuse permission.

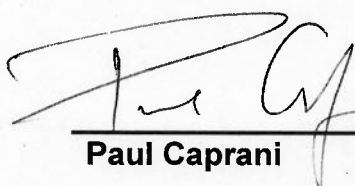
Proposed Development: Construction of a dwellinghouse, wastewater treatment system to EPA standards, garage, entrance and associated works, all at Ballinacor East, Kilbride, County Wicklow.

Decision

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

Reasons and Considerations

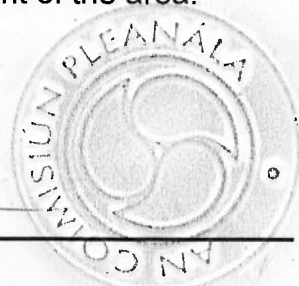
The Commission noted Policy Objective CPO 12.48 of the Wicklow County Development Plan 2022-2028 which states that a new means of access onto regional roads will be strictly controlled and permitted in limited circumstances. Having regard to the nature of the proposed shared access and the nature of the regional road, and in the absence of proposals to provide adequate details for right-turning movements, it is considered that the applicant has not clearly demonstrated that the proposed development, and resultant traffic movements, would not significantly undermine road safety along the R772 Regional Road outside the site. The proposed development would endanger public safety by reason of traffic hazard, and the additional and conflicting traffic movements generated by the proposed development would interfere with the safety and free flow of traffic on the public road, which would be contrary to Policy Objective CPO 12.48 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.



Paul Caprani

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 30th day of September 2025.