



Board Direction

Ref: PL27.244282

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 21st 2015.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the location of the site within an 'Area under Strong Urban Influence' as identified in the "Sustainable Rural Housing - Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April, 2005, and outside lands identified for residential development, and having regard to the policies of the planning authority as set out in the Wicklow County Development Plan, 2010 – 2016 relating to rural housing (Objective RH14), it is considered that the applicant has not demonstrated that he comes within the scope of the housing need criteria for a rural dwelling at this location. Accordingly, the development, for which retention is sought, would contravene materially an objective, that is Objective RH14, of this Development Plan, and would be contrary to these Ministerial Guidelines, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: In reaching its decision, the Board concurred with the Inspector's analysis that the application should be considered as an application for retention, as sought, and that interpretation of planning conditions and enforcement are matters for the planning authority. Furthermore, the Board had regard to the planning history of the subject site, noting in particular that the vendor of the site was not the original applicant under planning permission reg. ref. no 03/887 and 05/3840, and also did not himself claim to be within the scope of the housing need criteria referred to above.

Please issue a copy of this Direction with the Board Order

Board Member: _____ Date: 23rd April 2015
Philip Jones