



An
Bord
Pleanála

Board Direction
BD-006049-20
ABP-306239-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/07/2020.

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

Reasons and Considerations

1. Having regard to the provisions of the Wicklow Town–Rathnew Development Plan 2013-2019, specifically Objective NH4 which refers to the subject site which states it is a development objective “to provide for low density housing (maximum of 15 units) on lands zoned R4 at Ballyguile Beg (as identified on the zoning map) to be reserved for those living permanently for a period of at least 3 years in the area within 10km of the site prior to seeking of permission / purchase of a house on these lands.” The subject proposal seeks the non-application of Objective NH4. Therefore, the proposed development would materially contravene a development objective set out within the Wicklow Town–Rathnew Development Plan, 2013-2019 and would therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to the elevated topography of the site and the height, scale and bulk of the proposed detached dormer dwellings which are positioned with steep rises between dwellings in the lowest part of the site, it is considered that that the development as proposed would not be assimilated into the landscape

and would form a discordant and obtrusive feature on the landscape. The proposed development would seriously injure the visual and residential amenities of the area contrary to Objective HD2 of the Wicklow County Development Plan 2016-2022. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 03/07/2020

Maria FitzGerald