



## Board Direction

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**Ref: 27.245591**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15<sup>th</sup>, February 2016.

The Board decided to refuse permission generally in accordance with the following reasons and considerations.

### **Reasons and Considerations**

- (1) The site of the proposed development is located within an area designated as an 'Area Under Strong Urban Influence' in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005. The site is also located in an elevated and open field in a landscape zone designated as a Mountain and Lakeshore Area of Outstanding Natural Beauty, a landscape category designated as a highly vulnerable in the Wicklow County Development Plan 2010 – 2016. The Board is not satisfied that that appellant's housing need for a dwelling at this location comes within the scope of the housing need criteria as set out in the Development Plan and in the Sustainable Rural Housing Guidelines. In these circumstances, it is considered that the proposed development would be contrary to the planning authority rural housing policy and contrary to the Ministerial Guidelines on Sustainable Rural Housing. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

(2) Having regard to the design of the proposed dwelling and to the elevated and exposed nature of the site and its location within an area designated as a Mountain and lakeshore Area of Outstanding Natural Beauty in the Wicklow County Development Plan 2010 – 2016 it is considered that the proposed development would constitute a visually intrusive feature in the landscape which would seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.

(3) Per pa Reason No. 3 and Reason

In deciding not to accept the Inspector's recommendation to grant permission, the Board generally concurred with the planning authority in their reasons for refusal of the proposed development. In this regard, the Board considered that the appellant had a demonstrable need for a dwelling at this location in accordance with Development Plan and national Rural Housing policies, the proposed dwelling would be unduly visually obtrusive on an elevated site and the proposed development would give rise to a traffic hazard.

Board Member: \_\_\_\_\_ Date: 16<sup>th</sup>, February 2016  
Paddy Keogh

**Note:** Having regard to the extent of individual houses in the vicinity of the site and to the location of the proposed development in an area identified by the Environmental Protection Agency as being a sensitive area and at very high risk from domestic wastewater pollution, the Board is not satisfied that that the proposed development by itself and cumulatively with other development in the vicinity would not be prejudicial to public health or give rise to a risk of environmental pollution. The Board considered that this matter constituted a new issue in the context of the current appeal, but decided not to raise the matter with the parties in light of the substantial reasons for refusal as set out above.

*[Please issue a copy of the Board Direction with the Board Order]*