



## Board Direction

Ref: 27.246145

The submissions on this file and the Inspector's report were considered at a Board meeting held on 1<sup>st</sup>, June 2016.

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

### REASONS AND CONSIDERATIONS

1. On the basis of the documentation submitted with the application and appeal, it is considered that the applicant does not come within the scope of the housing need criteria for a dwelling at this location as set out in the "Sustainable Rural Housing Guidelines for planning authorities" issued by the Department of the Environment, Heritage and Local Government in April, 2005 and the current Development Plan for the area. Furthermore, the Board is not satisfied that the applicant/appellants housing need could not be satisfactorily met in an established settlement centre. Accordingly, it is considered that the proposed development would be contrary to the Sustainable Rural Housing Guidelines and to the proper planning and sustainable development of the area.
2. The site of the proposed development is located in an area which is designated as an Area of Special Amenity in the current Wicklow County Development Plan. Furthermore, the site is located within views and prospects of special amenity along the Clara Vale. The proposed development, by reason of its siting in a prominent position on the south-western slope of the Trooperstown Hill, would form a visually incongruous and obtrusive feature and would seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 1<sup>st</sup>, June 2016  
Paddy Keogh