



An
Bord
Pleanála

Board Direction
PL27.246221

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 21st 2016.

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

REASONS AND CONSIDERATIONS

Taken in conjunction with existing and permitted development in the area, the proposed development would exacerbate the excessive density of development on the local road outside the boundaries of Talbotstown, a rural cluster as identified in the Wicklow Development Plan 2010-2016. It is an objective of the planning authority, as expressed in the current Development Plan for the area, to channel housing into "rural settlements". This objective is considered reasonable. It is considered that the proposed development would constitute urban generated housing, would materially contravene an objective indicated in the Development Plan and would lead to demands for the uneconomic provision of further public services and facilities in an area where these are not proposed. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member _____

Date: 21.06.16

Paul Hyde