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Bord  
Pleanála

**Board Direction**  
**PL27.247595**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on March 6<sup>th</sup> 2017.

The Board decided to refuse permission by a margin of 2:1 for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to

- i. The location of the site in a rural area defined as a landscape area of Special Amenity.
- ii. The design and scale of the canopy.
- iii. The provisions of the County Development Plan that 'the entrance gate should announce the building suitably; entrances shall be visually unobtrusive;
- iv. Existing entrances along this rural route.

the Board considered that the development proposed for retention, would be out of character with the pattern of development in the area, would seriously injure the visual amenities of the area and would conflict with the policies of the Current Wicklow County Development Plan for the area . Furthermore, the development for retention would set an undesirable precedent for similar entrance features that would cumulatively erode the character of this rural area. The development for retention would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed with the planning authority and considered that by reason of its design and scale the proposed canopy to be retained would be out of character with the pattern of development in the area and would establish a negative precedent in the area.

**Board  
Member**

**Date:06.03.17**

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Paul Hyde