



An
Bord
Pleanála

Board Direction
PL27.248054

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 18th 2017.

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 planning history of the site, it is considered that the works carried out to this building to date do not come within the scope of Policy HD25 of the Wicklow County Development Plan 2016 – 2022. Consequently, the proposed dwelling for which retention is being sought would be a new one.

Furthermore, having regard to the location of the site within an Area Under Strong Urban Influence as identified in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with Policy HD23 of the Wicklow County Development Plan 2016 – 2022, it is considered that, as the applicant has not demonstrated that he comes within the scope of the housing need criteria as set out in the Guidelines or the Development Plan for a house at this location, the proposed dwelling for which retention is being sought, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed dwelling for which retention is being sought would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the proximity of the elevated N11 to the site, it is considered that the environmental impact generated by traffic on this national primary road, in terms especially of noise and general disturbance, would militate against the establishment of a satisfactory standard of amenity for future residents of the proposed dwelling. Advice contained within Appendix 1 of the Wicklow County Development Plan 2016 – 2022 indicates that proposed dwellings should be set back at least 100m from national roads in order to mitigate against the environmental impact generated by traffic. This set back would not pertain to the proposed dwelling for which retention is being sought on the site. Therefore, the proposed dwelling for which retention is being sought would contravene this advice and would therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 18.07.17

Paul Hyde