



An
Bord
Pleanála

Board Direction
PL27.248294

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30th August 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. The subject site is located in the open countryside, in an area which would correspond to the rural area type "Area under Strong Urban Influence", 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, wherein it is indicated that it is policy to distinguish between rural-generated housing need and urban-generated housing need. Furthermore, the subject site is located on an elevated and exposed field in a Landscape Zone designated as an "Area of Outstanding Natural Beauty" in the current Wicklow County Development Plan, in which Area it is reasonable and appropriate to restrict the spread of rural housing. On the basis of the documentation submitted in support of the application and appeal, including the nature and location of the employment of the applicants and the circumstances outlined, it is considered that the applicants do not come within the scope of the rural housing criteria set out in the Wicklow County Development Plan 2016 – 2022 and therefore the proposed development of a dwelling at this location, which is not linked to an essential rural-generated housing need, would be contrary to the Development Plan and to these Ministerial Guidelines.

The proposed development would contribute to the erosion of the area's existing rural and scenic quality. The proposed development would, therefore, be contrary 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 Outstanding Natural Beauty" in the current Wicklow County Development Plan. Furthermore, the site is located within views and prospects of special amenity along the Glencree Valley. It is considered that the proposed development, including access road and buildings, by reason of its location, scale and siting in a prominent position within the designated landscape, would form a visually incongruous and intrusive feature and would seriously injure the visual amenities of the area. The proposed development would also set an undesirable precedent for further development of rural housing in this sensitive location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The site of the proposed development is located on a minor rural road (L-1015-0) which is seriously substandard in terms of width, alignment, surfacing and carrying capacity to facilitate vehicular movements to and from the site. It is considered that the additional traffic associated with the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users and would, therefore, be contrary to the proper planning and development of the area.

Board Member

Date: 31st August 2017

Conall Boland