



An
Bord
Pleanála

Board Direction
PL27.248649

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26th October 2017.

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

Reasons and Considerations

Having regard to mass and scale of the proposed development in the location designated as an Area of High Amenity, adjacent to a major tourist route along Clara Vale and within the vicinity of a protected prospect, to the extent of the ground work that would be required, including the removal of the existing hedgerow, the failure of the applicant to demonstrate that the proposal could be adequately assimilated into the landscape and the lack of information submitted with regard to the applicants farming practices and the need for the proposed development it is considered that the proposed development would injure the visual amenities and interfere with the character of the landscape and would contravene the objectives of the Wicklow County Development Plan 2016-2022. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

The proposed structure is located in extremely close proximity to the Avonmore River and is potentially located in the floodplain of the river. Having regard to the nature of the proposed use, which would generate effluent/waste and soiled water and the failure of the applicant to demonstrate that the structure would not be

impacted by flooding at this location, there is the potential for the discharge of polluting materials to surface water and subsequent deterioration in water quality. The proposal would, therefore, be prejudicial to public health and contrary to the proper planning and sustainable development of the area.

Board Member

Date: 27th October 2017

Eugene Nixon