



An
Bord
Pleanála

Board Direction
BD-000103-18
ABP-300077-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/03/2018.

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

Reasons and Considerations

The site of the proposed development is located within the North East Mountain Lowlands Area of High Amenity, as designated in the Wicklow County Development Plan 2016-2022. The proposed development, in the absence of any identified locally based social and economic need for the house, would contribute to the encroachment of random rural development in this high amenity area, intensifying the suburban pattern of housing, and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: 1. The site of the proposed development is located within an “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 policy to distinguish between urban generated and rural generated housing need. Having regard to the location of the subject site in the open countryside, it is considered that, based on the submissions made in connection with the application and the appeal, the applicant does not come within the scope of the housing need criteria for a house at this location as set out in the said Guidelines. The proposed development would, therefore, be contrary to the Ministerial Guidelines and the proper planning and sustainable development of the area.

Board Member

Date: 20/03/2018

Paul Hyde