



An
Bord
Pleanála

Board Direction
BD-001900-18
ABP-301306-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/12/2018.

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 size and scale of the proposed timber manufacturing facility and offices taken together with the sales and display area and to the objectives of the planning authority as set out in the current Wicklow County Development Plan including RUR 1 and RUR 2, it is considered that the proposed development is excessive in scale and is not dependent on local resources. Furthermore, it is considered that the proposed development would seriously injure the rural amenities of the area, would detract to an undue degree from the rural character of the area, and would set an undesirable precedent for similar developments in the vicinity of the site. The proposed development would, therefore, be contrary to the objectives of the said Development Plan and to ministerial guidelines and be contrary to the proper planning and sustainable development of the area.

2. On the basis of the submission made in connection with the planning application and appeal, the Board considered that insufficient information has been submitted to demonstrate the impact of the proposed development in terms of noise and dust emissions on the residential amenities of adjacent properties in the vicinity of the site. The proposed development would lead to an unacceptable loss of amenity to residential properties in the vicinity of the site and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 10/12/2018

John Connolly