



An  
Bord  
Pleanála

**Board Direction**  
**BD-000881-18**  
**ABP-301495-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/08/2018.

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 location of the site within an Area Under Strong Urban Influence as identified in 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 the current Wicklow County Development Plan, it is considered that the applicant does not come 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 development, 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 development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is the policy of the planning authority set out in the Wicklow County

Development Plan 2016 to 2022 to direct new residential development to designated development centres in accordance with the core strategy and to protect existing rural settlements outside these centres from urban overspill. The proposed development is located outside the development boundary of Baltinglass and would give rise to further suburbanisation of the approaches to the town, be contrary to the policy set out in the plan and to the proper planning and sustainable development of the area.

3. The proposed development would give rise to additional traffic turning movements on a road network which is narrow, without median lines, public lighting, footpaths or cycle paths. Therefore, the proposed development would endanger public safety by reason of traffic hazard.

**Board Member**

**Date:** 08/08/2018

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Michelle Fagan