



An  
Bord  
Pleanála

**Board Direction**  
**BD-001652-18**  
**ABP-301573-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/11/2018.

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

### **Reasons and Considerations**

1. 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 and in an area where housing is restricted to persons demonstrating social and economic local need in accordance with the Wicklow County Development Plan 2016-2022. Furthermore, the subject site is located in a rural area that is under urban influence, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area. Having regard to the proximity of existing settlements to the subject site and having regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has a demonstrable economic or social need to live in this rural area. It is considered, therefore, that

the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy, notwithstanding the provisions of the current Wicklow Development Plan, and would, be contrary to the proper planning and sustainable development of the area.

The Board also agreed with the Inspector who had identified the following new issues which are detailed below. However, in light of the substantive reason for refusal outlined above, the Board decided not to issue a section 137 notice and recirculate these issues/recommendations to the parties for comment prior to the decision and did not include them as reasons for refusal.

**Note 1:** It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate where sightlines are restricted. The proposed development would, therefore, not be in accordance with the proper planning and sustainable development of the area.

**Note 2:** The site of the proposed development is located within an Area of High Amenity as set out in the Wicklow County Development Plan 2016-2022, where emphasis is placed on the importance of integrating with the landscape and of siting of development to minimise visual intrusion as set out in Objective HD3 and Appendix 1 of the County Development Plan. Having regard to the removal of the roadside boundary, the Board considers that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural

environment as set out in Objective NH19 of the said Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 16/11/2018

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Maria FitzGerald