



An
Bord
Pleanála

Board Direction
BD-001528-18
ABP-301958-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/11/2018.

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 proposed development would constitute random residential development in a rural area which is under strong development pressure from the Greater Dublin Area, and which is lacking in certain public services and community facilities. It is the policy of the planning authority, as expressed in the current Wicklow County Development Plan, 2016 – 2022, to restrict development in rural areas to serve the needs of certain defined categories of person, including those engaged in agriculture or with strong ties to the area. It is considered that the applicant does not come within the scope of the housing need criteria in the development plan or as set out in the document 'Sustainable Rural Housing Guidelines for Planning Authorities' issued by the Department of the Environment, Heritage and Local Government in April 2005. The proposed development would conflict with the policy Objective HD23 of the Wicklow County Development Plan, 2016 – 2022, would lead to demands for the uneconomic provision of further public services and facilities in an area where these are not proposed and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The site of the proposed development is located on lands designated as part of an Area of Outstanding Natural Beauty in the Wicklow County Development Plan, 2016 – 2022, where it is the policy of the planning authority to control development in an order to protect the amenities and assets of the landscape. Policy Objective HD50 of the Wicklow County Development Plan, 2016 – 2022, requires that any application for development within a designated Area of Outstanding Natural Beauty is accompanied by a Landscape / Visual Impact Assessment. Having regard to the topography of the site and surrounding landscape and the absence of a visual impact assessment, it is considered that the proposal would appear particularly visible and prominent on the landscape and would interfere with the character of the landscape which is necessary to preserve.

Board Member

Date: 05/11/2018

Paul Hyde