



An
Bord
Pleanála

Board Direction
BD-002233-19
ABP-302176-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/01/2019.

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 development within lands which are under strong urban influence and proximate to the development boundaries of Wicklow Town and Environs, where lands have been zoned for housing, and its location at a distance from the family home, it is considered that the applicant has not demonstrated that he would come within the scope of Objective HD23 of the Wicklow County Development Plan 2016-2022, and neither has it been shown that the applicant's requirement could not be suitably catered for by a dwelling located within Wicklow Town. Therefore, to allow this dwelling, at this location in the absence of a demonstrated need would clearly set a precedence for further piecemeal development to the edges of Wicklow Town, and would undermine the planning authority's settlement strategy to encourage further growth of existing settlements and to restrict rural housing development to cases where there is a bona fide necessity to live in the rural area instead of in existing settlements.
2. 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, materially contravene an objective indicated in the current Wicklow County Development Plan and would be contrary to the proper planning and sustainable development of the area.

Note: The Board also noted that the site suitability assessment indicated that the development site was located over an aquifer of extreme vulnerability where the soil demonstrated poor drainage characteristics with a possible high-water level and in an area where there were a substantial number of existing systems and private wells and could not be satisfied that the site was suitable for a waste water treatment system and well. However, given that this was identified as a new issue and that there were substantive reasons for refusal detailed above, the Board decided not to include this as a reason for refusal.

Board Member

Date: 28/01/2019

Maria FitzGerald