



An
Bord
Pleanála

Board Direction
BD-001970-18
ABP-302680-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/12/2018.

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

Reasons and Considerations

1. PA refusal reason 1
2. The settlement strategy as set out under Wicklow County Development Plan 2016-2022 is 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. It is considered that the applicant has failed to include sufficient documentation with the application to demonstrate a housing need as set out on Objective HD23 of the Development Plan. The proliferation on non-essential housing in rural landscape areas erodes the landscape value of these areas and seriously detracts from the views of special amenity value. The proposed development would not represent a necessary dwelling in this landscape designated 'Area of High Amenity' and would be contrary to the provisions of Section 4.4 of the Development Plan.

Board Member

Date: 13/12/2018

Michelle Fagan