



An
Bord
Pleanála

Board Direction
BD-002210-19
ABP-302816-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/01/2019.

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

Reasons and Considerations

1. The proposed development would constitute random residential development in a rural area which is under strong development pressure from the Greater Dublin Area. 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. The applicant already owns a house locally and as such the applicant does not come within the scope of the housing need criteria in the development plan. Furthermore, the applicant has not demonstrated that she has an economic or social need for a house in this rural area, as required by Objective 19 of the National Planning Framework. The proposed development would conflict with the policy Objective HD23 of the Wicklow County Development Plan, 2016 – 2022, would be contrary to national policy and 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. On the basis of the information provided with the application and appeal and in the absence of a AA Screening Determination the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects would not be likely to have a significant effect on European site no. 004186 (The Murrough SPA) and site no. 002249 (The Murrough Wetlands SAC) in view of the site's Conservation Objectives. In such circumstances the Board is precluded from granting approval / permission.

Board Member

Date: 23/01/2019

Michelle Fagan