



An
Bord
Pleanála

Board Direction
BD-002336-19
ABP-302938-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/02/2019.

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

Reasons and Considerations

The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009 recommend a sequential and coordinated approach to residential development, whereby lands should be developed so as to avoid a haphazard and costly approach to the provision of social and physical infrastructure and where undeveloped lands closest to the core and public transport routes be given preference. Section 4.3.3 and objective HD7 of the Wicklow County Development Plan 2016 also promote the development of land in accordance with the sequential approach. It is considered that the site is located in an area which is remote and isolated from other areas of consolidated residential development and not in line with the orderly expansion of the settlement. Having regard to the scale of residential development proposed and the absence of good pedestrian and cyclist linkages, it is considered that the proposed development would be excessively car dependent and represents a haphazard, uncoordinated development that would not strengthen the established structure of the village. The development would, therefore, be contrary to these Ministerial Guidelines and the Wicklow

County Development Plan 2016-2022 and the proper planning and sustainable development of the area.

Board Member

Date: 12/02/2019

Terry Prendergast

Note: The Board considered that the proposed layout of the development, which includes a narrow and unsupervised pedestrian route, would require amendment to ensure the development would not be injurious to pedestrian safety.

Note: Please issue Board Direction with Order.