



An
Bord
Pleanála

Board Direction
BD-003072-19
ABP-303428-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/05/2019.

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 site on unzoned lands outside of the village of Ashford and the settlement strategy as set out in the Wicklow County Council Development Plan 2016-2022 which requires under Objective HD1 that new housing is located on suitably zoned or designated lands in settlements, and will only be considered in the countryside when it is for the provision of a rural dwelling to those with a housing, social or economic need to live in the open countryside, it is considered that the proposed change of use from holiday homes to permanent residences would materially contravene the settlement strategy of the Development Plan and would be contrary to over-arching national policy in respect of rural housing as set out in the National Planning Framework. The proposed development would, therefore, set an undesirable precedent for further development of this kind and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development by reason of the proposed change of use from holiday homes to permanent residences would materially contravene Objective WI8 of the Wicklow County Council Development Plan 2016-2022

which does not permit private wastewater treatment plants for multi-house developments. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

3. Having regard to the design, layout, quantum, and poor quality of the existing public and private open spaces and the location and quantum of car parking spaces, it is considered that the proposed change of use to permanent residences would result in a sub-standard level of residential amenity for future permanent residential occupants of the dwellings and would conflict with the provisions of the Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
4. It is considered that the proposed development would materially contravene a condition attached to an existing permission, that is condition number 2 attached to planning permission register number 98/8860 and condition number 2 attached to planning register number 2665/00 (ABP PL27.120770) which requires that the use is restricted to short term tourist use only/ holiday letting and the development as a whole is held in single ownership. The proposed development would, therefore, set an undesirable precedent for further such changes of use, and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 17/05/2019

Maria FitzGerald