



An
Bord
Pleanála

Board Direction
BD-003050-19
ABP-303650-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/05/2019.

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

Reasons and Considerations

1. The planning authority has set out objectives in the Wicklow County Development Plan 2016-2022 to protect the character and visual potential of the coast and conserve the character and quality of seascapes and to protect of views and prospects of highest amenity value in the County. The proposed development comprises a significantly enlarged residential building on the seaward side of the R750 coast road which is designated a scenic route in the Plan and listed for protection. Having regard to the location of the amended building between the public road and the coast, the scale and bulk of the proposed development, the lack of screening on the site and the proximity of the building to the public road it is considered that the proposed development would comprise an intrusive feature in the landscape and in prospects in the area, would materially contravene objectives set out in the County Development Plan and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the soil conditions on site, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that effluent from the development can be satisfactorily

treated and disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system. The proposed development would, therefore, be prejudicial to public health.

3. On the basis of the information provided with the application and appeal and in the absence of a Natura Impact Statement 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 the Buckronev-Brittis Dunes and Fen (SAC000729) in view of the site's Conservation Objectives. In such circumstances the Board is precluded from granting permission.

Board Member

Date: 16/05/2019

Stephen Bohan