



An  
Bord  
Pleanála

**Board Direction**  
**BD-003639-19**  
**ABP-304103-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/07/2019.

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

### **Reasons and Considerations**

The site of the proposed development is located within an "Area Under Strong Urban Influence" as set out in the "Sustainable Rural Housing Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in April, 2005. Furthermore, the subject site is located in a rural area that is under urban influence, where it is national policy, as set out in National Policy Objective 19 of the National Planning Framework, to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements. Having regard to the documentation submitted with the application and appeal, including a description of intended business at this location, and considering the assessment of this documentation in the Inspector's report and his subsequent recommendations, and to the recent planning history at the subject site relating to the same applicants, the Board is not satisfied that the applicants have a demonstrable economic or social need to live at this specific subject site in this rural area. Furthermore, having regard to the proximity of existing settlements to the subject site, from which supervision of the subject lands and of any potential future enterprise on these lands could be undertaken, and having

regard to the documentation submitted with the application and appeal, the Board is not satisfied that the applicants' housing needs could not be satisfactorily met in an established smaller town or other settlement proximate to the subject site. It is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines and in national policy for a house at this location. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the over-arching national policy and having regard to the relevant provisions of the Wicklow County Development Plan 2016-2022, which record that the subject site is located in an area where housing is restricted to persons demonstrating social and economic local need. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 26/07/2019

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Chris McGarry