



An  
Bord  
Pleanála

**Board Direction**  
**BD-004738-19**  
**ABP-305395-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on December 10<sup>th</sup>, 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 is located in an area zoned OS2 – Open Space, in the Arklow and Environs Local Area Plan 2018 - 2024 for which the objective is '*To protect, enhance and manage existing open, undeveloped lands...watercourses and rivers, steep banks, green breaks between built up areas, green corridors and areas of natural biodiversity*'. This objective, which is applied to limited and specific locations in the Arklow area, is considered reasonable. The proposed development would result in development along an existing steep riverbank, including the removal of existing trees and woodland, and would thereby fail to protect, enhance or manage this area of open space. The proposed development would, therefore, materially contravene the development objective included in the Local Area Plan and would be contrary to the proper planning and sustainable development of the area.
2. By reason of its location adjoining lands, to the east and to the northwest of the site, that are zoned for future development, and on lands designated as part of the area's green infrastructure resources, where it is the objective of

the Arklow and Environs Local Area Plan 2018 - 2024 to “to facilitate the development and enhancement of green infrastructure resources” (Objective HT8), it is considered that the development of a solar farm at this location would detrimentally impact upon the visual amenity of the area, would contravene this objective of the Local Area Plan and would have the potential to prejudice the orderly future development of these adjoining lands by removing this green break between future built up areas. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 12<sup>th</sup> December 2019

---

Philip Jones