



An
Bord
Pleanála

Board Direction
BD-006153-20
ABP-306673-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/07/2020.

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 and the development for which retention permission is sought, 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 and in an area where housing is restricted to persons demonstrating a definable social or economic need to live in the open countryside in accordance with the Wicklow County Development Plan 2016-2022. 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 demonstratable economic or social need to live in a rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements. Having regard to the documentation submitted with the planning application and appeal, the Board is not satisfied that the applicants have a demonstratable economic or social need to live in this rural area, or that the applicants' housing need could not be met within a town or settlement. It is considered 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. In addition, having regard to the terms and conditions of the governing permission on site (Wicklow County Council Ref: PRR10/2622), and to the provisions of objective HD23 of the Wicklow County Development Plan 2016-2022, it is considered that the applicants have failed to demonstrate a definable social or economic need to live at this specific location in the open countryside. The proposed development and the development for which retention permission is sought would be contrary to Ministerial Guidelines and to the over-arching national policy, contrary to the relevant provisions of the current Wicklow County development plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 27/07/2020

Chris McGarry