



An
Bord
Pleanála

Board Direction
BD-007320-21
ABP-307703-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/01/2021.

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 proposed development for which retention is sought in a remote rural area that is removed from local settlements and from services and facilities, it is considered that the proposed development for retention would be contrary to the objectives of the Wicklow County Development Plan 2016-2020 which seek to promote, encourage and facilitate the development of tourism and recreational activities in a sustainable manner. It is considered that the applicants have not demonstrated compliance with the Wicklow County Development Plan in terms of meeting the requirements of Objectives T3, T13 and T15 of the plan. Furthermore, it is considered that the proposed development for retention, located in this rural landscape, which is designated an area of outstanding natural beauty, would unnecessarily erode the rural landscape, adversely affecting the character and amenity of this rural area. As such, the proposed development for which retention is sought would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the existing site entrance, which is deficient in terms of sightlines and the driveway access which is steeply inclined with a poor top surface, and to the location of the site on a minor road which is seriously substandard in terms of width and alignment, it is considered that the traffic generated by the proposed development for retention, which would intensify the use of the site from farm/ residential unit to include a tourism offering, would endanger public safety by reason of traffic hazard. As such, the proposed development for which retention is sought would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 18/01/2021

Terry Prendergast