



An  
Bord  
Pleanála

**Board Direction**  
**BD-007157-20**  
**ABP-307963-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/12/2020.

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

### Reasons and Considerations

1.	It is an objective of the planning authority set out in the Wicklow County Development Plan 2016-2022 to strengthen the established structure of villages and smaller settlements both to support local economies and to accommodate additional population in a way that supports the viability of local infrastructure, businesses and services, such as schools and water services. Taken in conjunction with existing and permitted development in the area, the proposed development would give rise to sporadic housing in a rural area lacking certain public services and community facilities and served by a poor road network. The proposed development would, therefore, contravene materially the objective of the planning authority and would lead to demands for the uneconomic provision of further public services and facilities in an area where these are not proposed. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2.	It is an objective of the planning authority set out in the Wicklow County Development Plan 2016-2022 that the treatment and disposal of domestic effluent comply with the standards set out in the Code of Practice for

	Wastewater Treatment and Disposal Systems for Single Houses (PE ≤ 10) (EPA 2009). The application has not demonstrated that domestic effluent arising from the proposed development would be treated to these standards and the proposed development would, therefore, be prejudicial to public health and give rise to a risk of groundwater pollution.
3.	The site is located on a minor road which is seriously substandard in terms of width, alignment and surface treatment and lacks public footpaths, cycle paths and public lighting. The traffic generated by the proposed development and the deficiencies in the sightlines would endanger public safety by reason of traffic hazard and obstruction of road users.

**Board Member**

**Date:** 11/12/2020

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Maria FitzGerald