

**An  
Bord  
Pleanála**

**Board Direction  
BD-009104-21  
ABP-309487-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/09/2021.

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

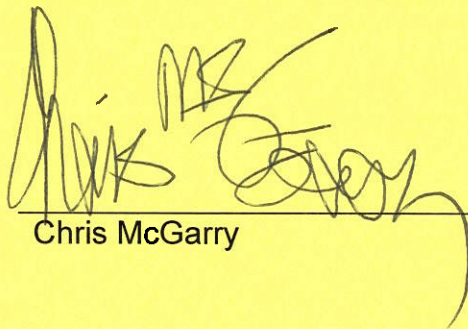
### **Reasons and Considerations**

1. 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, wherein it is indicated that it is policy to distinguish between rural-generated housing need and urban-generated housing need. Furthermore, the subject site is located in an area, that is designated 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, the Board is not satisfied that the applicant has a demonstrable economic or social need to live at this site within this rural area, or that the applicant's housing need could not be met within a smaller town or rural settlement. 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 and that the proposed development would, therefore, be contrary to the Ministerial Guidelines and the over-arching national policy, and would be contrary to the proper planning and sustainable development of the area.

2. The site of the proposed development is located in an area which is designated as an "Area of Outstanding Natural Beauty" in the current Wicklow County Development Plan. Furthermore, the site is located within views and prospects of special amenity along the Glencree Valley. The proposed development, by reason of its siting in a prominent position on a north-west facing and elevated slope at a visually remote and isolated location within the designated landscape, would form a visually incongruous and intrusive feature and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



Chris McGarry

**Date:** 17/09/2021