



An
Bord
Pleanála

Board Direction
BD-013716-23
ABP-313185-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/09/2023.

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 is located in an area designated as Level 10 (Rural area/ open countryside) in the Wicklow County Development plan 2022-2028. Policy Objective CPO 6.41 of the Wicklow County Development Plan 2022-2028, in line with National Policy Objective 19 of the National Planning Framework, seeks to prevent inappropriate new dwellinghouses unless there is an acknowledged local rural generated housing need. It is considered that the applicant does not come within the scope of the 'housing need / necessary dwelling' criteria as set out in CPO 6.41 of the Wicklow County Development plan 2022-2028 on the basis of the documentation on file, therefore the Board is not satisfied that the housing need of the applicant has not already been met. The proposed development would be contrary to the provisions of Wicklow County Development Plan 2022-2028, as they relate to rural housing development, including Policy CPO 6.41 which seeks to protect rural areas under strong urban influence. The proposed development would be contrary to the Ministerial Guidelines and to national policy, would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure

and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Mary Cregg

Date: 10/10/2023