

An  
Bord  
Pleanála

**Board Direction**  
**BD-014061-23**  
**ABP-314141-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/10/2023.

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

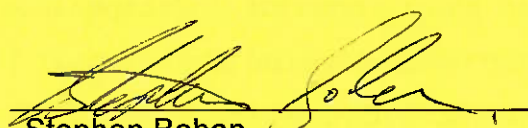
### **Reasons and Considerations**

1. Having regard to the documentation submitted with the planning application and appeal, the Board is not satisfied that the Applicant has a demonstrable economic or social need to live in this rural area, or that the housing need of the Applicant could not be met in a smaller town or rural settlement. In this regard, the Applicant does not come within the scope of the housing need criteria as set out under Objectives CPO 6.41 and 19.18 of the Wicklow County Development Plan, 2020-2028. The proliferation of non-essential housing in rural landscape areas erodes the landscape value of these areas and seriously detracts from views of special amenity value. The proposed development would, therefore, result in a haphazard and unsustainable form of development in a rural area, it would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment that is sensitive to change. For this reason, the proposed development would be contrary to the proper planning and sustainable development of the area.
2. The appeal site is located within the Coastal Areas AONB and the Bray Head to Greystones (Rathdown) (Cell 3) Coastal Cell, where it is an objective (CPO

19.18) of the Wicklow County Development Plan, 2020-2028, 'To strictly regulate and manage development in this cell to protect its function as a green break between the built up area of Bray and Greystones'. Having regard to the isolated position of the proposed house relative to existing development within the surrounds and the elevated nature, openness and visibility of the site in the surrounding landscape, particularly in views from the Irish Sea, the Cliff Walk, and Greystones Harbour, it is considered that the proposed development would form a visually obtrusive feature in the highly sensitive rural landscape and would negatively impact upon the rural character of the area. In this regard, the proposed development fails to accord with the guidelines and objectives (CPO 17.35 and 19.18) of the County Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

[**Note:** The Board noted the relevant provisions of the Wicklow County Development Plan 2016-2022 are unchanged and so reaffirms the policy context upon which the decision of Wicklow County Council was made.]

**Board Member**

  
Stephen Bohan

**Date:** 10/10/2023