

An
Bord
Pleanála

Board Direction
BD-014523-23
ABP-314399-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/11/2023.


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 location of the site within Level 10 – rural area (open countryside) as identified in the Wicklow County Development Plan 2022 - 2028 where housing is restricted to persons demonstrating local need based on their social and / or economic links to a particular local rural area, and the applicant's particular circumstances as set out in the documentation submitted with the application, it is considered that the applicant does not come within the scope of the housing need criteria as set out in Table 6.3 of the Development Plan for a house at this location. The proposed development would not be in accordance with Objective CPO 6.41 of the Wicklow County Development Plan 2022 - 2028 and in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development by virtue of its design and layout is not in accordance with the provisions of the Wicklow County Development Plan 2012-2028 and the Wicklow Rural Houses Design Guidelines. It would result in an

unsatisfactory standard of development within the open countryside and as such, would be contrary to the proper planning and sustainable development of the area.

Board Member


Liam Bergin

Date: 09/11/2023