



An  
Bord  
Pleanála

**Board Direction**  
**BD-014751-23**  
**ABP-314871-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/11/2023.

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

#### **Reasons and Considerations**

1. Objective CPO 11.13 of the Wicklow County Development Plan, 2022-2028 requires new build self-catering developments to locate within either established settlements or at an established tourism/recreation facility. In addition, Objective CPO 11.15 of the Plan requires self-catering developments on a farm holding to be either provided by farmhouse extension or by the utilisation of other existing dwellings / structures on the property. Only where it has been demonstrated that these are not viable options, will permission be considered for new build development. On the basis of the information submitted with the application and appeal, the Board is not satisfied that the development is located within an established tourism facility that would justify a proposal of this nature. In addition, the Applicant has failed to demonstrate that it was not viable to provide accommodation of this nature within other existing structures on the subject landholding. In this regard, the proposed development and the development to be retained fails to accord with Objectives CPO 11.13 and CPO 11.15 Wicklow County Development Plan (CDP), 2022-2028 and would therefore be contrary to proper planning and sustainable development.

**Board Member**

  
Liam Bergin

**Date:** 01/12/2023