



An  
Bord  
Pleanála

**Board Direction**  
**BD-014969-24**  
**ABP-315115-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/01/2024.

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 an "Area Under Strong Urban Influence" as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where residential development is restricted to persons demonstrating housing need in accordance with policy objective CPO 6.41 of the Wicklow County Development Plan 2022-2028, specifically the requirements set out in Housing Need / Necessary Dwelling of Table 6.3 - Rural Housing Policy of CPO 6.41, it is considered, based on the information on file, that the applicant does not come within the scope of the Housing Need / Necessary Dwelling criteria set out in Table 6.3 for a house at this location. The proposed development, in the absence of a demonstrated need for the house at this location, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

*Patricia Calleary*

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**Date:** 08/01/2024