

An  
Bord  
Pleanála

**Board Direction**  
**BD-015188-24**  
**ABP-315471-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/01/2024.

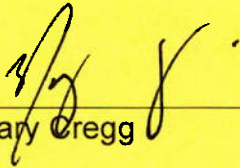
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. Having regard to the limited area and access arrangements associated with the site and its relationship to adjoining property, it is considered that the proposed development represents inappropriate backland development, would result in a substandard residential unit and would seriously injure the amenities of adjoining residential property and would therefore not comply with Policy Objective CPO 6.45 of the Wicklow County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Taken in conjunction with existing and permitted development in the vicinity, the proposed development would give rise to an excessive density of development in a rural area lacking certain public services and would contravene the policy of the planning authority, as expressed in the current Development Plan, to direct residential development to serviced centres which is considered to be reasonable. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**NOTE:** The Board noted the reference in section 7.4 of the Inspector's report regarding the site assessment; however given the other substantive reasons for refusal, the Board decided not to pursue this matter.

**Board Member**

  
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Mary Cregg

**Date:** 25/01/2024