

An
Bord
Pleanála

Board Direction
BD-015472-24
ABP-315978-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/02/2024.

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 following ;

- (a) The layout, scale and types of uses identified within the altered agricultural shed.
- (b) The alterations to the external façade which accommodate multiple window openings.
- (c) The nature of the agricultural landholding and associated operations identified in the submitted documents.


it is considered that the need for the proposed development has not been adequately justified or demonstrated to be necessary for the efficient operation of the agricultural practices, the development would exceed the needs of the existing agricultural use on the landholding and would represent alternative commercial development. The proposal would represent haphazard development in this rural area, would set an inappropriate precedent and be contrary to the objectives of the Wicklow County Development Plan 2022-2028, particularly CPO 9.41 as not being

necessary for the efficient operation of the farm, be contrary to the amenities of this rural area and, therefore, would be contrary to the proper planning and sustainable development of the area.

2. Notwithstanding the site characterisation report submitted, in the absence of certainty regarding future use of the building, the Board could not be satisfied that the effluent arising could be satisfactorily treated or disposed of on site and, therefore, the Board considered that the proposed development would be prejudicial to public health.

Note: The Board noted and shared the concerns of its Inspector regarding the lack of information on traffic movements, the revised boundaries as well as the presence security gates and CCTV infrastructure. While ordinarily these may warrant further consideration, given the substantive reasons for refusal as outlined above, it was decided not to pursue these matters under the current appeal.

Board Member



Joe Boland

Date: 19/02/2024