

An
Bord
Pleanála

Board Direction
BD-015897-24
ABP-316260-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/03/2024.

The Board decided to refuse permission, generally in accordance with the Inspector's recommended Reason No. 1, as indicated in the reasons and considerations set out below.

The Board also agreed with the Inspector's recommended Reason No. 2 but concluded that this may be considered a new issue and decided not to pursue the matter at this stage given the substantive reason for refusal.

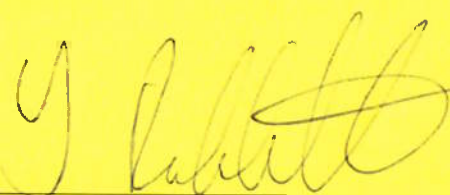
(Direction to issue with Board's Order.)

Reasons and Considerations

The site of the proposed development is located on unzoned lands and within Level 10: The Rural Area as identified in the Settlement Strategy of the Wicklow County Development Plan 2022-2028. The Board considered that the proposed development would be contrary to Objective CPO 4.6 of the Wicklow County Development Plan 2022-2028 to require new housing development to locate on designated housing land within the boundaries of settlements, in accordance with the development policies for the settlement. The Board also considered that the proposed development would be contrary to Objective CPO 6.1 of the said statutory plan which states that new housing development shall be required to locate on suitably zoned land or designated land in settlements and will only be considered in the open countryside when it is for the provision of a rural dwelling for those with a demonstrable housing social or economic

need to live in the open countryside. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

A handwritten signature in black ink, appearing to read 'Tom Rabbette', written over a horizontal line.

Date: 22/03/2024

Tom Rabbette