

An
Bord
Pleanála

Board Direction
BD-015901-24
ABP-316261-23

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 recommendation, for the reasons and considerations as set out below.

The Board 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 reasons for refusal.

(Direction to issue with Board's Order.)

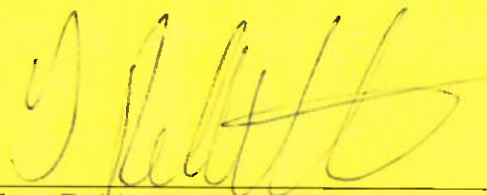
Reasons and Considerations

1. Having regard to the location of dwelling unit nos. 23-27, the ancillary residential access road, and private and public areas of ancillary residential open space 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 above mentioned residential units 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.

2. The development is reliant on improvement works to Leamore Lane, on lands that are outside of the control of the applicant. In the absence of adequate pedestrian infrastructure connecting the subject site to Newcastle town centre, the proposed development would generate pedestrian movements on the carriageway of Leamore Lane and Sea Road, which would endanger public safety by reason of a traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. It is an objective of the Wicklow County Development Plan 2022-2028 to require new multi-unit residential development to provide an appropriate mix of unit types and sizes to ensure that there is a range unit types available to suit the needs of the various households in the county, Objective HS12 refers. This objective is considered reasonable. The Board considers that the proposed development does not provide for an appropriate mix of unit types and sizes and would be thus contrary to the said Objective HS12. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Tom Rabbette

Date: 22/03/2024