



An
Bord
Pleanála

Board Direction
BD-015572-24
ABP-317134-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/02/2024.

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

Reasons and Considerations

Having regard to the provisions of the Wicklow County Development Plan 2022-2028 including in particular Policy Objectives 6.1 and 6.41 which seeks to facilitate the provision of single housing in the open countryside based on the core consideration of demonstrable economic or social need to live in a rural area in line with National Policy Objective 19 of the National Planning Framework (February 2018), the documentation on the file, including the applicants' links to the area and their current housing circumstances, it is considered that the applicants already own a house and therefore do not have any demonstrable need for a house at this location and do not come within the scope of the economic or social housing need criteria.

Accordingly, it is considered that the proposed additional house and wastewater treatment plant on the site would result in a haphazard and unsustainable form of development in an unserved rural area, would mitigate against the preservation of the rural environment, and would undermine the settlement strategy as set out in the Wicklow County Development Plan 2022- 2028.

Board Member Eamonn James Kelly Date: 28/02/2024
Eamonn James Kelly