

An
Bord
Pleanála

Board Direction
BD-015594-24
ABP-317370-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/02/2024.

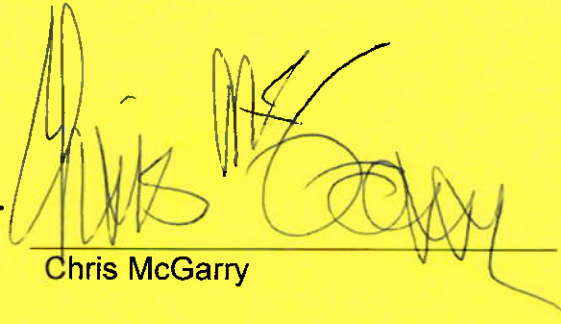
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the pattern of development in the area, and the nature, scale and position of the proposed development, it is considered that subdivision of the site as proposed would represent inappropriate haphazard infill development which would conflict with the established pattern and character of development in the area. It is considered that the proposed development would constitute substandard design, would lead to poorly laid out open space provision at each dwelling on site and seriously injure the amenities of occupants both of the existing dwelling on site and the proposed dwelling. The proposed infill development would, therefore, be contrary to objectives CPO 6.21 and CPO 6.22 of the Wicklow County Development Plan 2022-2028.

Furthermore, the proposed development would set an undesirable precedent for similar subdivision of sites. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Chris McGarry

Date: 28/02/2024