



An
Bord
Pleanála

Board Direction
BD-017494-24
ABP-317564-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/09/2024.

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 location of the site within an "Area Under Strong Urban Influence" as identified in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, and in an area identified as a Level 10 rural area in the Wicklow County Development Plan 2022-2028, as set out in Table 6.3 of the said plan where housing is restricted to persons demonstrating local need, it is considered that the applicant does not come within the scope of housing need criteria for a house at this location. The proposed development would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proposer planning and sustainable development of the area.

2. The proposed development would contravene objective CPO 6.43 of the Wicklow County Development Plan, as due to the ruinous nature of the existing structure it does not meet the necessary criteria as set out in Table 3 for conversion / reinstatement of abandoned residential buildings back to residential use in rural areas. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. The site is located in an area which is designated in the current Wicklow County Development Plan 2022-2028 as an Area of High Amenity, in relation to which it is a policy of the planning authority to control development in order to maintain the scenic values, recreational utility and existing character of the area. This designation and policy are considered reasonable. The proposed development would detract to an undue degree from the rural character and scenic amenities of the area. It is considered, therefore, that the proposed development would contravene this policy and be contrary to the proper planning and sustainable development of the area.
4. The proposed development is located along a minor laneway which is inadequate in width, alignment and structural conditions and would therefore, endanger public safety by reason of a traffic hazard.

Board Member


Mary Hénchy

Date: 17/09/2024