



An  
Bord  
Pleanála

**Board Direction**  
**BD-017428-24**  
**ABP-317683-23**

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

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 proposed development in an area designated as an 'Area of Outstanding Natural Beauty' in the Wicklow County Development Plan 2022-2028, visible from listed Prospects of Special Amenity Value or Special Interest, the absence of a landscape visual impact assessment, and the lack of justification for a structure at this location within a larger landholding, it is considered by reason of its siting in an elevated and prominent visual location, the proposed development would negatively impact on the visual amenity of the of the area, and would be contrary to Objectives CPO 17.36, and CPO 17.38 of the Wicklow County Development Plan 2022-2028.
2. Having regard to the existing roadside planting to the north of the site, on a narrow rural road, and the absence of any assessment in support of reduced vision lines, the Board is not satisfied on the basis of the submissions in the application and response to the appeal, that the proposed development would achieve adequate vision lines in both directions. It is considered that the location of the entrance to the development would endanger public safety

by reason of traffic hazard and would therefore be contrary to the proper planning and sustainable development of the area.

3. Having regard to the application, appeal and further submission by the applicant to the Board, the Board is not satisfied that the application has been accompanied by a satisfactory Site Characteristic Assessment in accordance with The Environmental Protection Agency Domestic Waste Water Treatment Systems (Population Equivalent  $\leq 10$ ) Code of Practice 2021, as the required information on existing surface features within 250 meters does not include the existing road side drainage ditch adjacent to the site, or the stream to the east (river body code IE\_EA\_10D010100, segment code 10\_509, EPA name Glaskenny, EPA code 10G17) which flows to the Dargle River. Furthermore, the Board considers that there are inconsistencies in the dates provided for the trial hole assessments and the requirements set out in section 3.4 of the Site Characteristic Assessment have not been fully complied with. In the absence of a satisfactory Site Characteristic Assessment, and having regard to the conditions observed on the site, the Board is not satisfied, that effluent from the development can be satisfactorily treated and disposed of on site. The proposed development would, therefore, be prejudicial to public health.

**Board Member**

  
Stewart Logan

**Date:** 09/09/2024