



An  
Bord  
Pleanála

**Board Direction**  
**BD-017997-24**  
**ABP-319608-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/10/2024.

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

### **Reasons and Considerations**

1. It is a policy objective of the Wicklow County Development Plan 2022-2028 that high quality rural infill / backland development will be facilitated "provided that such development does not unduly detract from the residential amenity of existing properties or the visual amenities of the area, or the rural character and pattern of development in the area and does not result in a more urban format of development" (CPO 6.45). Given the site's configuration, it is considered that the siting and design of the proposed new dwelling relative to adjoining dwelling at the eastern most end of the subject site, would give rise to backland development which would unduly impact on residential amenities. The proposed development would also give rise to an adhoc layout owing to its siting, design and orientation which, coupled with surrounding development, would detract from the rural character and pattern of development in the area. Therefore, to permit the development proposed would be contrary to policy objective CPO 6.45 of the Wicklow County Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.

2. In the absence of sufficient documentation with this application in regard to the relocation of a permitted on-site effluent treatment system and polishing filter under Planning Reference 21/1371 as part of the proposed development, it is considered that to permit the development proposed on a site which is overlain on a locally important aquifer of high vulnerability may be prejudicial to public health and may pose a significant risk to groundwaters and surface waters. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Stephen Bohan

**Date:** 25/10/2024