

An
Bord
Pleanála

Board Direction
BD-019398-25
ABP-321407-24


The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/04/2025.

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 location of the proposed development in a rural area removed from any Settlement, Objective CPO – 11.3 of the Wicklow County Development Plan 2022 – 2028 to generally require tourism and recreation related developments to locate within existing towns and villages, except where the nature of the activity proposed renders this unfeasible or undesirable. and Objective CPO 11.4 to only permit the development of a tourism or recreational facility in a rural area in cases where the product or activity is dependent on its location in a rural situation, it is considered that the proposed development would contravene the Objectives of the Wicklow County Development Plan 2022 -2028, would result in the further erosion of the rural area, an Area of Outstanding Natural Beauty (the Mountain Uplands), and would set an unacceptable precedent for such further footloose rural development (i.e. not dependent on a specific location). The proposed development is therefore contrary to the proper planning and sustainable development of the area.

Board Member


Declan Moore

Date: 07/04/2025