

An
Coimisiún
Pleanála

Direction
CD-020597-25
ABP-322469-25

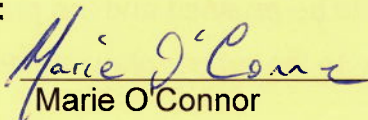
The submissions on this file and the Inspector's report were considered at a meeting held on 04/09/2025.

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

Planning

Commissioner:

Date: 04/09/2025


Marie O'Connor

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the elevated nature of the appeal site, within a designated Area of Natural Beauty – the Mountain Uplands and the Development Design Standards pertaining to Agricultural Buildings, the scale, height, form and prominence of the structure to be retained, and the lack of sufficient roadside boundary setbacks, the Coimisiún considers that that the development proposed to be retained and the proposed development would be visually obtrusive and overbearing at this location, has not been assimilated into the existing landscape and as such, would be detrimental to the visual amenities of this scenic area. The application was not accompanied by a Landscape/Visual Impact Assessment.

Furthermore, the floor area of the structure to be retained is considered excessive in scale relative to the efficient operation of the farm and the overall landholding. No detailed justification of the need for the proposed development at this location was provided with the application as required given the location designated as an Area of Outstanding Natural Beauty. The proposed development would be contrary to Section 4.3.4 Appendix 1 and Objectives CPO 9.37, 9.41, CPO 17.35 and CPO 17.36 of the Wicklow County Development Plan, 2022-2028, would seriously interfere with the character of the mountain uplands, would seriously injure the visual amenities of the area, and would set an undesirable precedent for similar future developments in the rural area.

The Coimisiún was not satisfied that there was sufficient evidence on the file in relation to the disposal/recovery of agricultural waste generated on-site and as such was not satisfied that the proposed development would not cause increased pollution to watercourses and therefore would be contrary to Objective CPO 9.40

In this regard, the development proposed to be retained and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.