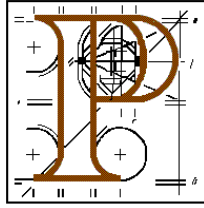


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Wicklow County

Planning Register Reference Number: 15/1253

An Bord Pleanála Reference Number: PL 27.246146

APPEAL by Tony Porter care of Vincent JP Farry and Company Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 25th day of January, 2016 by Wicklow County Council to refuse permission.

PROPOSED DEVELOPMENT: The erection of a new dwelling, effluent disposal system to current Environmental Protection Agency standards, bored well, together with all ancillary site works at Ballylug, Laragh, County Wicklow.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. On the basis of the documentation submitted with the planning application and the appeal, it is considered that the applicant does not come within the scope of the housing need criteria for a dwelling at this location as set out 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 the current development plan for the area. Furthermore, the Board is not satisfied that the applicant's housing need could not be satisfactorily met in an established settlement centre. It is, therefore, considered that the proposed development would be contrary to the Sustainable Rural Housing Guidelines and to the proper planning and sustainable development of the area.
2. The site of the proposed development is located in an area which is designated as an Area of Special Amenity in the current Wicklow County Development Plan. Furthermore, the site is located within views and prospects of special amenity along the Clara Vale. The proposed development, by reason of its siting in a prominent position on the south-western slope of the Trooperstown Hill, would form a visually incongruous and obtrusive feature and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.