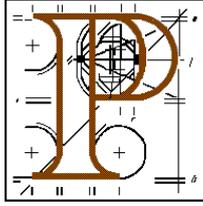


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Wicklow County**

**Planning Register Reference Number: 15/1248**

An Bord Pleanála Reference Number: PL 27.246221

**APPEAL** by Marie Clare Neary and Dylan Cullen of Deerpark, Baltinglass, County Wicklow against the decision made on the 2<sup>nd</sup> day of February, 2016 by Wicklow County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Construction of a two-storey dwellinghouse, domestic garage, new site entrance, bored well, proprietary treatment system and associated percolation area, all ancillary site works and services, at Brockna, Kiltegan, 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**

Taken in conjunction with existing and permitted development in the area, the proposed development would exacerbate the excessive density of development on the local road outside the boundaries of Talbotstown, a rural cluster as identified in the Wicklow County Development Plan 2010-2016. It is an objective of the planning authority, as expressed in the said Development Plan, to channel housing into "rural settlements". This objective is considered reasonable. It is considered that the proposed development would constitute urban generated housing, would contravene materially an objective indicated in the Development Plan and would lead to demands for the uneconomic provision of further public services and facilities in an area where these are not proposed. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2016.**