

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Wicklow County**

**Planning Register Reference Number: 16/1013**

An Bord Pleanála Reference Number: PL 27.247666

**APPEAL** by James Ronan care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 3<sup>rd</sup> day of November, 2016 by Wicklow County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Construction of a two storey, part three storey, five bedroom dwelling. The proposed development will be accessed from Kilcronee Lane. The proposed development includes all site development works, including upgrade of existing access route from Kilcronee Lane, car parking area, a wastewater treatment system and landscaping on a 0.5 hectare site at Kilcronee, Enniskerry, 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. The site is located in an Area Under Strong Urban Influence as designated in the Sustainable Rural Housing Guidelines issued by the Department of the Environment, Heritage and Local Government in April, 2005 and in an Area of Outstanding Natural Beauty as designated in the Wicklow County Development Plan within the Dargle River Valley. It is the policy of both documents to restrict further housing development to that required to such established housing need. On the basis of this Information submitted in connection with the planning application and the appeal, the Board is not satisfied that the applicant comes within the scope of the rural generated housing need criteria for an additional dwelling within the landholding at this location. The proposed development would, therefore, be contrary to the Ministerial Guidelines and to the policies of the development plan and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the prominent location of the site on a steeply sloping wooded valley overlooking the Dargle River Valley, which is designated as an Area of Outstanding Natural Beauty and a proposed Natural Heritage Area, the landscape of which it is an objective to preserve in the current Wicklow County Development Plan 2016-2022, the Board is not satisfied that the proposed dwelling, by reason of its scale, height, bulk and mass and the over-reliance of the proposal on a number of existing mature trees to the north for screening, would not result in a dominant and intrusive feature in this highly sensitive landscape which includes a Protected Structure and would, therefore, seriously injure the landscape and visual amenities of the area.

3. Having regard to the location of the site on the edge of the Dargle River Valley proposed Natural Heritage Area, it is considered that the proposed dwelling, by reason of its siting, scale and design would be contrary to Policy NH5 of the Wicklow County Development Plan 2016-2022, which is to maintain the conservation value of all proposed and future Natural Heritage Areas and to protect other designated ecological sites in Wicklow. 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            2017.**