



An
Bord
Pleanála

**Board Order
PL 27.248649**

Planning and Development Acts 2000 to 2017

Planning Authority: Wicklow County Council

Planning Register Reference Number: 17/309

Appeal by Cyril Fetherston care of Buck Planning Services of Ballinatone, Greenan, County Wicklow against the decision made on the 11th day of May, 2017 by Wicklow County Council to refuse permission to the said Cyril Fetherston.

Proposed Development Erection of an agricultural shed of 174.4 square metres gross floor area to contain three number stables, housing for a tractor/agricultural machinery and storage for feedstuffs, tools, et cetera and all associated site works including closing off an existing vehicular entrance and the provision of a new vehicular entrance at a different location and a gravelled track from the vehicular entrance to the agricultural shed, all at Cullentragh, near Laragh, County Wicklow.

Decision

REFUSE permission for the above proposed development in accordance with 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. Having regard to mass and scale of the proposed development in a location designated as an Area of High Amenity, adjacent to a major tourist route along Clara Vale and within the vicinity of a protected prospect, to the extent of the ground work that would be required, including the removal of the existing hedgerow, the failure of the applicant to demonstrate that the proposal could be adequately assimilated into the landscape and to the lack of information submitted with regard to the applicant's farming practices and the need for the proposed development, it is considered that the proposed development would injure the visual amenities and interfere with the character of the landscape, would contravene the objectives of the Wicklow County Development Plan 2016-2022, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed structure is located in extremely close proximity to the Avonmore River and is potentially located in the floodplain of the river. Having regard to the nature of the proposed use, which would generate effluent/waste and soiled water and the failure of the applicant to demonstrate that the structure would not be impacted by flooding at this location, there is the potential for the discharge of polluting materials to surface water and subsequent deterioration in water quality. The proposed development would, therefore, be prejudicial to public health and would 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 2017