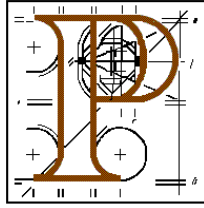


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

**Wicklow County**

**Planning Register Reference Number: 17/459**

An Bord Pleanála Reference Number: ABP-300077-17

**APPEAL** by Seamus O'Brien of Woodside, Roundwood, County Wicklow against the decision made on the 6<sup>th</sup> day of October, 2017 by Wicklow County Council to refuse permission.

**PROPOSED DEVELOPMENT:** New dwelling, new well, a proposed secondary treatment system to current Environmental Protection Agency guidelines, new percolation area, new entrance off public road and all associated site works, all at Togher More, Roundwood, 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**

The site of the proposed development is located within the North East Mountain Lowlands Area of High Amenity, as designated in the Wicklow County Development Plan 2016-2022. The proposed development, in the absence of any identified locally based social and economic need for the house, would contribute to the encroachment of random rural development in this high amenity area, intensifying the suburban pattern of housing, and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. 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            2018.**