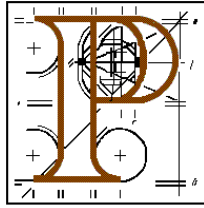


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Wicklow County

Planning Register Reference Number: 17/608

An Bord Pleanála Reference Number: ABP300412-17

APPEAL by Dominick Taheny care of EM Doyle and Associates of 22 Oak Hill, Arklow, County Wicklow against the decision made on the 10th day of November, 2017 by Wicklow County Council to refuse permission for the proposed development.

PROPOSED DEVELOPMENT: Construction of a dwelling house and detached domestic garage with dual access entrance, driveway, domestic wastewater treatment unit and percolation area, drainage and ancillary works at The Scalp Road, Killegar, 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 for Planning Authorities, issued by the Department of Environment, Heritage and Local Government, April 2005 and in an Area of Outstanding Natural Beauty, as designated in the Wicklow County Development Plan 2016-2022. It is the policy of both documents to restrict further housing development to that required for established housing need. On the basis of the information submitted in connection with the planning application and appeal, the Board is not satisfied that the applicant comes within the scope of the rural generated housing need criteria for an additional dwelling at this location and does not have a demonstrable social or economic need to live in the open countryside as required under Policy HD23 of the Wicklow County Development Plan 2016-2022. The proposed development would, therefore, be contrary to the policies set out in the said Guidelines and the development plan and would be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the intensification of use and additional traffic turning movements the development would generate at an existing inadequate access where sightlines are restricted.

3. The site is located in an area which is designated in the current Wicklow County Development Plan 2016-2022 as an Area of Outstanding Natural Beauty in relation to which it is a policy of the planning authority to maintain the scenic values and existing character of the area. This designation and policy are considered reasonable. The proposed development by reason of its suburban design and form would detract to an undue degree from the rural character and scenic amenities of the area. It is considered, therefore, that the proposed development 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 2018.