



Planning and Development Acts 2000 to 2018

Planning Authority: Wicklow County Council

Planning Register Reference Number: 17/1230

APPEAL by Thomas Cullen care of Dean Design of The Millhouse, Dunleckney, Bagenalstown, County Carlow against the decision made on the 28th day of March, 2018 by Wicklow County Council to refuse permission.

Proposed Development Construction of a single-storey dwellinghouse, domestic garage, new site entrance, to connect to public main services, all ancillary site works and services at Lathaleere, Baltinglass, 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 the location of the site within an area under strong urban influence as identified in the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April, 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with the current Wicklow County Development Plan, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or the Development Plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area, 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.
2. It is the policy of the planning authority as set out in the Wicklow County Development Plan 2016 to 2022 to direct new residential development to designated development centres in accordance with the core strategy and to protect existing rural settlements outside these centres from urban overspill. The proposed development is located outside the development boundary of Baltinglass and would give rise to further suburbanisation of the approaches to the town, would be contrary to the policy set out in the said Development Plan and would be contrary to the proper planning and sustainable development of the area.

3. It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a road network which is narrow, without median lines, public lighting, footpaths or cycle paths.

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

Dated this day of 2018.