



Planning and Development Acts 2000 to 2018

Planning Authority: Wicklow County Council

Planning Register Reference Number: 18/904

APPEAL by Sinead Doyle of Johnstown Farm, Johnstown, Kilpedder, Greystones, County Wicklow against the decision made on the 26th day of September, 2018 by Wicklow County Council to refuse outline permission.

Proposed Development: Dwelling, garage and associated site works at Johnstown Farm, Johnstown, Kilpedder, County Wicklow.

Decision

REFUSE outline 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. The proposed development would constitute random residential development in a rural area which is under strong development pressure from the Greater Dublin Area. It is the policy of the planning authority, as set out in the Wicklow County Development Plan, 2016-2022, to restrict development in rural areas to serve the needs of certain defined categories of person, including those engaged in agriculture or with strong ties to the area. The applicant already owns a house locally and as such the applicant does not come within the scope of the housing need criteria in the Development Plan. Furthermore, the applicant has not demonstrated that she has an economic or social need for a house in this rural area, as required by Objective 19 of the National Planning Framework 2018. The proposed development would conflict with Objective HD23 of the Development Plan, would be contrary to national policy and would lead to demands for the uneconomic provision of further public services and facilities in an area where these are not proposed and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. On the basis of the information provided with the application and appeal and in the absence of an Appropriate Assessment Screening Determination the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects would not be likely to have a significant effect on European site The Murrough Special Protection Area (Site Code: 004186) and The Murrough Wetlands Special Area of Conservation (Site Code: 002249) in view of the site's Conservation Objectives. In such circumstances the Board is precluded from granting outline permission.

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

Dated this day of 2019.