



Planning and Development Acts 2000 to 2019

Planning Authority: Wicklow County Council

Planning Register Reference Number: 19/226

APPEAL by Noelle Duff of Tinnehinch Farm, Tinnehinch, Enniskerry, County Wicklow against the decision made on the 9th day of August, 2019 by Wicklow County Council to refuse permission.

Proposed Development: Construction of a dwellinghouse with onsite wastewater treatment plant with percolation area, bored well, driveway, landscaping and ancillary works at Tinnehinch Farm, Tinnehinch, Enniskerry, 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

Having regard to the location of the site within area under strong urban influence in the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April 2005, and to the National Policy Objectives as set out in the National Planning Framework, adopted by the Government, which seek to manage the growth of areas that are under strong urban influence to avoid over-development and to ensure that the provision of single housing in rural areas under strong urban influence are provided based upon demonstrable economic or social need to live in a rural area, and in an area where housing is restricted to persons demonstrating local need in accordance with the current Wicklow County Development Plan 2016 – 2022, it is considered, therefore, that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines, in the national policy or the current Development Plan for a house at this location. The proposed development, in the absence of demonstrable economic or social need for a house in this rural area, 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 these Ministerial Guidelines, to the current Development Plan, to the national policy and would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Prendergast
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019