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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 19/668**

**APPEAL** by Sylvester Bourke of Three Oaks House, Killiniskyduff, Arklow, County Wicklow against the decision made on the 14<sup>th</sup> day of August, 2019 by Wicklow County Council to refuse permission.

**Proposed Development:** A 10 year permission for the construction of a solar farm, comprising groups of solar photovoltaic panels erected on steel frames, an inverter and transformer housing unit, a substation building and ancillary site services and works, including underground ducts and cables, fencing, entrance gateway and site access roadway, on a site having an area of 0.86 hectares at Killiniskyduff, Arklow, 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. The proposed development is located in an area zoned OS2 – Open Space, in the Arklow and Environs Local Area Plan 2018 - 2024 for which the objective is ‘To protect, enhance and manage existing open, undeveloped lands...watercourses and rivers, steep banks, green breaks between built-up areas, green corridors and areas of natural biodiversity’. This objective, which is applied to limited and specific locations in the Arklow area, is considered reasonable. The proposed development would result in development along an existing steep riverbank, including the removal of existing trees and woodland, and would thereby fail to protect, enhance or manage this area of open space. The proposed development would, therefore, materially contravene the development objective included in the Local Area Plan and would be contrary to the proper planning and sustainable development of the area.

2. By reason of its location adjoining lands, to the east and to the north-west of the site, that are zoned for future development, and on lands designated as part of the area's green infrastructure resources, where it is the objective of the Arklow and Environs Local Area Plan 2018 - 2024 "to facilitate the development and enhancement of green infrastructure resources" (Objective HT8), it is considered that the development of a solar farm at this location would detrimentally impact upon the visual amenity of the area, would contravene this objective of the Local Area Plan and would have the potential to prejudice the orderly future development of these adjoining lands by removing this green break between future built-up areas. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Philip Jones**

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

**Dated this            day of            2019.**