



Planning and Development Acts 2000 to 2019

Planning Authority: Wicklow County Council

Planning Register Reference Number: 19/971

APPEAL by Lewis and Frances Clohessy of “Ithaca”, Golden Hill, Manor Kilbride, Blessington, County Wicklow against the decision made on the 24th day of October, 2019 by Wicklow County Council to grant subject to conditions a permission to Niamh Donohoe care of Ger Kelly Architectural Services of Ballyknockan, Valleymount, County Wicklow.

Proposed Development: Construction of a single storey dwelling and double garage with an Oakstown treatment plant with an ecoflo coconut filter and soil polishing filter and a bored well along with construction of a new entrance and all associated site works, at Golden Hill, Manor Kilbride, Blessington. 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 Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and the National Policy Objectives of the Project Ireland 2040 National Planning Framework (February 2018), 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 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 that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines, National Policy 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, thus, contravene the objectives of the Development Plan, would be contrary to the provisions of the Guidelines, and rural policy provisions of the National Planning Framework. The proposed development would,

therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that, by reason of the primarily suburban style of house and lack of regard to the Wicklow County Development Plan 2016–2022 with specific reference to Appendix 2 – ‘Single Rural Houses – Design Guidelines for New Homes in Rural Wicklow’, the proposed house would be visually obtrusive in this rural area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Michelle Fagan

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

Dated this day of 2020.