



Planning and Development Acts 2000 to 2020

Planning Authority: Wicklow County Council

Planning Register Reference Number: 19/1270

Appeal by Derek Burton care of Joe Bonner of The Airport Hub, Unit 1, Furry Park, Old Swords Road, Santry, Dublin against the decision made on the 21st day of May, 2020 by Wicklow County Council to refuse permission.

Proposed Development: Development consisting of a 74 square metres greenhouse structure in lower section of existing site, a 61 square metres polytunnel of existing site and a new rubble stone retaining wall and steps to connect lower and higher sections of the site, all together with ancillary site works including drainage, landscaping and boundary treatment at Curtlestown Lower, 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 nature of the proposed development, the topography and location of the site in a sensitive rural area within a historic cluster, the failure of the applicants to provide sufficient justification for the need for the proposed development at this location and in light of consideration of more appropriate sites available within their land holding with capacity to take such development, and the extent of ground works (cut and fill) required to facilitate the proposed development, it is considered that the proposed development would significantly alter the natural landscape and topography of the site, which would result in the haphazard development of this site. The proposed development would, therefore, be contrary to proper planning and sustainable development.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred with the Inspector that the proposed site development works would significantly alter the existing topography of the site, and considered this would constitute haphazard development. The Board further considered that the applicant had not provided adequate justification for the need of this proposed development or that more suitable alternative locations within the landholding were not available.

Stephen Bohan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2020