



Planning and Development Acts 2000 to 2020

Planning Authority: Wicklow County Council

Planning Register Reference Number: 20/322

APPEAL by Daken and Norah Engmann of Ballyross Farm, Enniskerry, County Wicklow against the decision made on the 1st day of July, 2020 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: Retention of converted farm store/barn for on farm self catering accommodation under Objective T15 of the County Development Plan together with approved effluent treatment system (PPR14/1693) at Ballyross, Glencree, 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

1. Having regard to the location of the proposed development for which retention is sought in a remote rural area that is removed from local settlements and from services and facilities, it is considered that the proposed development for which retention would be contrary to the objectives of the Wicklow county Development Plan 2016-2020 which seek to promote, encourage and facilitate the development of tourism and recreational activities in a sustainable manner. It is considered that the applicants have not demonstrated compliance with the Wicklow County Development Plan in terms of meeting the requirements of Objectives T3, T13 and T15 of the plan. Furthermore, it is considered that the proposed development for retention, located in this rural landscape, which is designated an area of Outstanding Natural Beauty, would unnecessarily erode the rural landscape, adversely affecting the character and amenity of this rural area. The proposed development for which retention is sought would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the existing site entrance, which is deficient in terms of sightlines and the driveway access which is steeply inclined with a poor top surface, and to the location of the site on a minor road which is seriously substandard in terms of width and alignment, it is considered that the traffic generated by the proposed development for retention, which would intensify the use of the site from farm/residential unit to include a tourism offering, would endanger public safety by reason of traffic hazard. The proposed development for which retention is sought 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 2021.