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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 20/515**

**APPEAL** by Mary Coughlan care of Future Analytics of 23 Fitzwilliam Square (South), Dublin against the decision made on the 21<sup>st</sup> day of July, 2020 by Wicklow County Council to refuse permission.

**Proposed Development:** Retention of domestic outbuilding to an independent living unit or 'granny flat', connection to existing sewage treatment system and other site services and ancillary site works at Barchuillia Commons, Kilmacanogue, 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. It is an objective of the planning authority as set out in the Wicklow County Development Plan 2016-2022 to strengthen the established structure of villages and smaller settlements both to support local economies and to accommodate additional population in a way that supports the viability of local infrastructure, businesses and services, such as schools and water services. Taken in conjunction with existing and permitted development in the area, the development proposed for retention would give rise to sporadic housing in a rural area lacking certain public services and community facilities and served by a poor road network. The development proposed for retention would, therefore, materially contravene the objective of the planning authority and would lead to demands for the uneconomic provision of further public services and facilities in an area where these are not proposed. The development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is an objective of the planning authority as set out in the Wicklow County Development Plan 2016-2022 that the treatment and disposal of domestic effluent comply with the standards set out in the Code of Practice for Wastewater Treatment and Disposal Systems for Single Houses (p.e. ≤ 10) (Environmental Protection Agency, 2009). The application has not demonstrated that domestic effluent arising from the development proposed for retention would be treated to these standards and the development proposed for retention would, therefore, be prejudicial to public health and give rise to a risk of groundwater pollution.
  
3. The site is located on a minor road which is seriously substandard in terms of width, alignment and surface treatment and lacks public footpaths, cycle paths and public lighting. The traffic generated by the proposed development and the deficiencies in the sightlines would endanger public safety by reason of traffic hazard and obstruction of road users.

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

**Dated this            day of            2020.**