

Planning and Development Acts 2000 to 2020

Planning Authority: Wicklow County Council

Planning Register Reference Number: 20/829

APPEAL by Richard and Kellie Curran care of Gearoid O'Caoimh of Gibraltar, Stratford-on-Avon, Baltinglass, County Wicklow against the decision made on the 5th day of January, 2021 by Wicklow County Council to refuse permission.

Proposed Development: Construction of a dwelling, effluent treatment system and entrance at Manger, Stratford, 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, in an area where housing is restricted to persons demonstrating local need in accordance with the current Wicklow County Development Plan, to objective RPO 4.80 of the Eastern and Midland Regional Spatial and Economic Strategy, and to National Policy Objective 19 of the National Planning Framework, which seek to manage the growth of areas that are under strong urban influence, in order to avoid over-development and to ensure that the provision of single housing in rural areas under urban influence are provided based on demonstrable economic or social need to live in a rural area, it is considered that the applicant does not come within the scope of the housing need criteria as set out, 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, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site of the proposed development is located in an area designated as an Area of High Amenity in the current Wicklow Development Plan for the area. It is an objective of the planning authority as expressed in the development plan, to resist development that would significantly or unnecessarily alter the natural landscape and topography. This objective is considered reasonable. The proposed development, which would require significant alteration to the topography of the site and the loss of a significant hedgerow in the Slaney River valley, would give rise to an

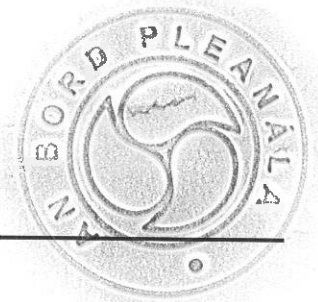
unacceptable level of landscape impact, would seriously injure the visual amenity of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The site is located on a minor road which is seriously substandard in terms of width and alignment, is without a median line, footpaths or public lighting and where sightlines are inadequate. The additional traffic turning movement generated by the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area



Terry Ó Niadh

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



Dated this 14th day of July, 2021.