



Planning and Development Acts 2000 to 2021

Planning Authority: Wicklow County Council

Planning Register Reference Number: 20/931

APPEAL by Gerald and Vanessa Petrie care of Frank Ó'Gallachoir and Associates Limited of 94 Rathdown Park, Greystones, County Wicklow against the decision made on the 10th day of May, 2021 by Wicklow County Council to refuse permission.

Proposed Development: Construction of an estate manager's log cabin, mechanical sewage treatment system and soil polishing filter to Environmental Protection Agency standards and a new access at Carrigeenduff, Lough Dan, Roundwood, 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 a rural area under strong urban influence in accordance with the Sustainable Rural Housing Guidelines for Planning Authorities, published by the Department of the Environment, Heritage and Local Government in April, 2005,
- National Policy Objective 19 of the National Planning Framework (February 2018) which for rural areas under urban influence seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstratable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements,
- the provisions of Objective HD23 of the Wicklow County Development Plan, 2016-2022 which provides for consideration to be given to residential development in the open countryside only when it is for those with a definable social or economic need to live in the open countryside,