

Planning and Development Acts 2000 to 2021

Planning Authority: Wicklow County Council

Planning Register Reference Number: 21/620

APPEAL by Oisín Barry care of Alphaplan Design of Suite 14, Block 1, Broomhall Business Park, Rathnew, County Wicklow against the decision made on the 14th day of July, 2021 by Wicklow County Council to refuse permission.

Proposed Development: Erection of a proposed dwellinghouse, wastewater treatment system to EPA standards, garage and associated works, all at Monastery, 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 location of the site within an 'Area Under Strong Urban Influence' as identified in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and in an area where housing is restricted to persons demonstrating local need in accordance with the current Wicklow County Development Plan, and to 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 demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, it is considered that the applicant has not demonstrated an economic or social need to live in this rural area having regard to the viability of smaller towns and rural settlements. The proposed development would, therefore, be contrary to the Development Plan, to Ministerial Guidelines and to National Policy Objective 19. Furthermore, the applicant does not come within the scope of the housing need criteria as set out Objective HD23 of the Development Plan 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, militate against the preservation of the rural environment and efficient provision of public services and infrastructure, contribute to the proliferation of non-essential housing in a rural landscape area, and erode the landscape value of this rural area by seriously detracting from views of special amenity value. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the proposed development in an area designated as an “Area of Outstanding Natural Beauty” in the Wicklow County Development Plan 2016-2022 which has views and prospects of special amenity along the North Eastern Valley/Glencree Valley and in the absence of a visual impact assessment, it is considered that, by reason of its siting in a prominent position at a visually remote location within a designated landscape, the proposed development would form a visually incongruous and intrusive feature that would seriously injure the visual amenities of the area, and would not comply with Objective NH50 of the Wicklow County Development Plan 2016-2022. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

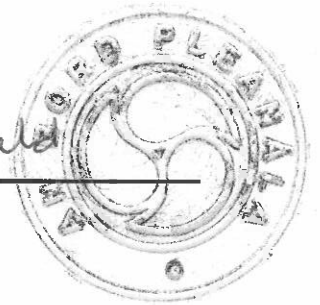
DR. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this *23rd* day of *March* 2022.