

An
Bord
Pleanála

Board Order
ABP-313185-22

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 21/910

APPEAL by Caitriona Mooney care of McAuley Rice Architects of Greentree House, Fitzwilliam Square, Wicklow Town, County Wicklow against the decision made on the 4th day of March, 2022 by Wicklow County Council to refuse permission for the proposed development.

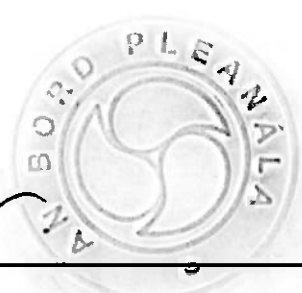
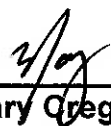
Proposed Development: A proposed new dwelling, new garage, wastewater treatment system and percolation to EPA guidelines as previously granted (PRR 126802), connection to all services and all associated site works as previously granted (PRR 126802) at Trudder, Newtownmountkennedy, County Wicklow.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

The site is located in an area designated as Level 10 (Rural area/Open Countryside) in the Wicklow County Development Plan 2022-2028. Policy Objective CPO 6.41 of the Wicklow County Development Plan 2022-2028, in line with National Policy Objective 19 of the National Planning Framework, seeks to prevent inappropriate new dwellinghouses unless there is an acknowledged local rural generated housing need. It is considered that the applicant does not come within the scope of the 'housing need/necessary dwelling' criteria as set out in CPO 6.41 of the Wicklow County Development Plan 2022-2028 on the basis of the documentation on file, therefore the Board is not satisfied that the housing need of the applicant has not already been met. The proposed development would be contrary to the provisions of Wicklow County Development Plan 2022-2028 as they relate to rural housing development, including Policy CPO 6.41 which seeks to protect rural areas under strong urban influence. The proposed development would be contrary to the Ministerial Guidelines and to national policy, would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Gregg

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

Dated this 19th day of October 2023.