

An
Bord
Pleanála

Board Order
ABP-314141-22

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 22/17

APPEAL by Owen Molloy care of Mark Blake, 12 Carrig Mor, Lott Lane, Kilcoole, County Wicklow against the decision made on the 1st day of July, 2022 by Wicklow County Council to refuse permission.

Proposed Development: Dormer bungalow, new wastewater treatment plant, upgrading of existing agricultural entrance gate and boundary to new rendered wall with railings and electrified double gates, re-surfacing of existing internal access road/driveway and all associated site works at Cliff Manor, Cliff Road, Rathdown Upper, Windgates, Greystones, County Wicklow.

Decision




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

Reasons and Considerations

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1. Having regard to the documentation submitted with the planning application and appeal, the Board is not satisfied that the Applicant has a demonstrable economic or social need to live in this rural area, or that the housing need of the Applicant could not be met in a smaller town or rural settlement. In this regard, the Applicant does not come within the scope of the housing need criteria as set out under Objectives CPO 6.41 and 19.18 of the Wicklow County Development Plan, 2020-2028. The proliferation of non-essential housing in rural landscape areas erodes the landscape value of these areas and seriously detracts from views of special amenity value. The proposed development would, therefore, result in a haphazard and unsustainable form of development in a rural area, would contribute to the encroachment of random rural development in the area, and would militate against the preservation of the rural environment that is sensitive to change. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The appeal site is located within the Coastal Areas area of natural beauty and the Bray Head to Greystones (Rathdown) (Cell 3) Coastal Cell, where it is an objective (CPO 19.18) of the County Development Plan, 'To strictly regulate and manage development in this cell to protect its function as a green break between the built-up area of Bray and Greystones'. Having regard to the isolated position of the proposed house relative to existing development within the surrounds and the elevated nature, openness and visibility of the site in the surrounding landscape, particularly in views from the Irish Sea, the Cliff Walk, and Greystones Harbour, it is considered that the proposed development would form a visually obtrusive feature in the highly sensitive rural landscape and would negatively impact upon the rural character of the area. In this regard, the proposed development fails to accord with the

guidelines and objectives (CPO 17.35 and 19.18) of the County Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

Stephen Bohan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 2nd day of November 2023.