

An
Bord
Pleanála

Board Order
ABP-314399-22

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 211408

APPEAL by Kalim Bunn of Teralba, Ballygannon, Rathdrum, County Wicklow against the decision made on the 25th day of July, 2022 by Wicklow County Council to refuse a permission.

Proposed Development: Bungalow, effluent treatment and disposal system in accordance with EPA 2021 and associated site works at Ballintombay Lower, Rathdrum, County Wicklow.

Decision

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

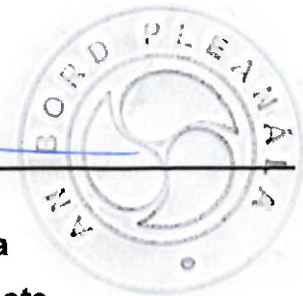
Reasons and Considerations

1. Having regard to the location of the site within Level 10 – rural area (open countryside) as identified in the Wicklow County Development Plan 2022 – 2028, where housing is restricted to persons demonstrating local need based on their social and / or economic links to a particular local rural area, and the applicant's particular circumstances as set out in the documentation submitted with the application, it is considered that the applicant does not come within the scope of the housing need criteria as set out in Table 6.3 of the development plan for a house at this location. The proposed development would not be in accordance with Objective CPO 6.41 of the development plan in relation to housing in the open countryside, and in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area would militate against the preservation of the rural environment and the 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 proposed development by virtue of its design and layout is not in accordance with the provisions of the Wicklow County Development Plan 2022-2028 and the Wicklow Rural Houses Design Guidelines. It would result in an unsatisfactory standard of development within the open countryside and, as such, would be contrary to the proper planning and sustainable development of the area.


Liam Bergin

Member of An Bord Pleanála

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



Dated this 24th day of November 2023.