

An
Bord
Pleanála

Board Order
ABP-314437-22

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 22/88

APPEAL by Ben Doyle care of Malachy Walsh and Partners of Reen Point, Blennerville, Tralee, County Kerry against the decision made on the 29th day of July, 2022 by Wicklow County Council to refuse permission for the proposed development.

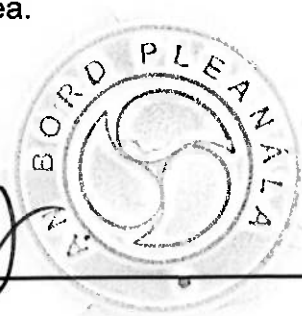

Proposed Development: Provision of new 300-square metre two-storey detached dwelling and effluent treatment system. Construction of new vehicular entrance to serve the proposed dwelling. All necessary ancillary and site works to facilitate the development, all at Grange North, Blackditch, Newcastle, County Wicklow.

Decision

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

Reasons and Considerations

It is considered that 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. 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 Objective CPO 6.41 of the Wicklow County Development Plan 2022-2028. 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. For this reason, the proposed development would be contrary to the proper planning and sustainable development of the area.



Mary Cregg

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

Dated this 3rd day of January 2023.