

---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 22/790**

**APPEAL** by Jane Davies care of MacCabe, Durney, Barnes of 20 Fitzwilliam Place, Dublin against the decision made on the 19<sup>th</sup> day of September, 2022 by Wicklow County Council to refuse permission.

**Proposed Development:** Retention of existing two-bed residential unit for agri-tourism accommodation as constructed on-site of the existing farmstead, together with site access and associated site works. Planning permission is also sought for a new effluent treatment system to serve subject building, all together with associated site works at Ballybla House, Ballybla, Ashford, County Wicklow.


## **Decision**

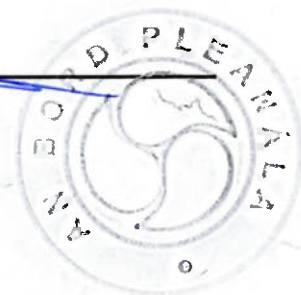
**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.



## Reasons and Considerations

Objective CPO 11.13 of the Wicklow County Development Plan, 2022-2028 requires new build self-catering developments to locate within either established settlements or at an established tourism/recreation facility. In addition, Objective 11.15 of the Plan requires self-catering developments on a farm holding to be either provided by farmhouse extension or by the utilisation of other existing dwellings / structures on the property. Only where it has been demonstrated that these are not viable options, will permission be considered for new build development. On the basis of the information submitted with the application and appeal, the Board is not satisfied that the development is located within an established tourism facility that would justify a proposal of this nature. In addition, the applicant has failed to demonstrate that it was not viable to provide accommodation of this nature within other existing structures on the subject landholding. In this regard, the proposed development and the development to be retained fails to accord with Objectives CPO 11.13 and CPO 11.15 of the development Plan and would, therefore, be contrary to 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 05<sup>th</sup> day of December, 2023.