



Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 21/1420

APPEAL by Emma Cronin care of Joe Bonnar of The Airport Hub, Unit 1, Furry Park, Old Swords Road, Santry, Dublin against the decision made on the 19th day of October, 2022 by Wicklow County Council to refuse a permission.

Proposed Development: Construction of a single-storey dwelling house, domestic garage, new site entrance, proprietary treatment system and associated percolation area, all ancillary site works and services at Winetavern, Stratford on Slaney, County Wicklow.

Decision

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

Reason and Consideration

Having regard to the location of the site within an "Area Under Strong Urban Influence" as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, and in an area where residential development is restricted to persons demonstrating housing need in accordance with policy objective CPO 6.41 of the Wicklow County Development Plan 2022-2028, specifically the requirements set out in Housing Need / Necessary Dwelling of Table 6.3 - Rural Housing Policy of CPO 6.41, it is considered, based on the information on file, that the applicant does not come within the scope of the Housing Need / Necessary Dwelling criteria set out in Table 6.3 for a house at this location. The proposed development, in the absence of a demonstrated need for the house at this location, would contribute to the encroachment of random rural development in the area, and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Patricia Calleary

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

Dated this 10 day of January 2024.