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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 22/135**

**APPEAL** by Grace Kavanagh care of Joseph Kavanagh of Wyndrush Lodge, Ballinasote, Roundwood, County Wicklow against the decision made on the 5<sup>th</sup> day of December, 2022 by Wicklow County Council to refuse permission.

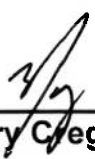
**Proposed Development:** Construction of new single storey dwelling, wastewater treatment unit, polishing filter, new well, upgrading of existing vehicular entrance and driveway to form a shared access lane with existing dwelling known as 'Wyndrush Lodge' and all associated works, all at Ballinastoe, Roundwood, County Wicklow.


**Decision**

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

## Reasons and Considerations

1. Having regard to the limited area and access arrangements associated with the site and its relationship to adjoining property, it is considered that the proposed development represents inappropriate backland development, would result in a substandard residential unit, would seriously injure the amenities of adjoining residential property and would be contrary to Policy Objective CPO 6.45 of the Wicklow County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Taken in conjunction with existing and permitted development in the vicinity, the proposed development would give rise to an excessive density of development in a rural area lacking certain public services and would contravene the policy of the planning authority, as expressed in the current development plan for the area, to direct residential development to serviced centres, which is considered to be reasonable. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

  
Mary Clegg

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

Dated this 26<sup>th</sup> day of January 2024.