



An
Bord
Pleanála

Board Order

ABP-315549-23

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 22/450

Appeal by Derek Goucher care of BPS Planning Consultants of Ballinatone, Greenan, County Wicklow against the decision made on the 13th day of December, 2022 by Wicklow County Council to refuse permission.

Proposed Development: New dwelling, new garage, well, a proposed secondary treatment system to current EPA guidelines with percolation area, a new entrance off public road and all associated site works, all at Gormanstown, Kilbride, County Wicklow.

Decision

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

Reasons and Considerations

Having regard to:

- (a) the provisions of the Wicklow County Development Plan 2022-2028 (including the site's location within an area under urban influence, and to Development Plan Objective CPO 6.41 of the Wicklow County Development Plan 2022-2028 which facilitates the provision of rural housing for local rural persons building in their local rural area,
- (b) the location of the site within a rural area under urban influence as identified in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, and
- (c) National Policy Objective 19 of the National Planning Framework (February 2018) which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements,

the Board is not satisfied, on the basis of the information on file, that the applicant comes within the scope of either economic or social housing need criteria as set out in the overarching National Guidelines or the definition of a local rural person in accordance with the relevant criteria of the development plan. The proposed development, in the absence of any identified locally based need for a house at this location, would result in a haphazard and unsustainable form of development in an unserved area, would contribute to the encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure, and would undermine the settlement strategy set out in the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



M. Henchy

Mary Henchy

Member of An Bord Pleanála

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

Dated this *12th* day of *February* 2024.