

An  
Bord  
Pleanála

## Board Order

**ABP-315978-23**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wicklow County Council**

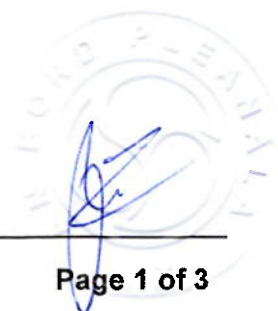
**Planning Register Reference Number: 22/1301**

**Appeal** by Muireann Brennan of Horton House, 46 Terenure Road West, Terenure Village, Dublin against the decision made on the 7<sup>th</sup> day of February, 2023 by Wicklow County Council to refuse permission.

**Proposed Development:** Retention of packaged wastewater treatment system, percolation area, existing well and alterations to existing agricultural building, all at Sheilstown, Knockananna, County Wicklow.

### Decision

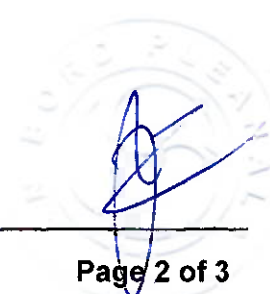
**REFUSE permission for the above development for the reasons and considerations set out below.**





## Reasons and Considerations

1. Having regard to:
  - (a) the layout, scale and types of uses identified within the altered agricultural shed,
  - (b) the alterations to the external façade which accommodate multiple window openings, and
  - (c) the nature of the agricultural landholding and associated operations identified in the submitted documents,

it is considered that the need for the development proposed to be retained has not been adequately justified or demonstrated to be necessary for the efficient operation of the agricultural practices, and that the development proposed to be retained would exceed the needs of the existing agricultural use on the landholding and would represent alternative commercial development. The development proposed to be retained would represent haphazard development in this rural area, would set an inappropriate precedent, would be contrary to the objectives of the Wicklow County Development Plan 2022-2028, particularly objective CPO 9.41 as not being necessary for the efficient operation of the farm, would be contrary to the amenities of this rural area, and would, therefore, be contrary to the proper planning and sustainable development of the area.



2. Notwithstanding the site characterisation report submitted, in the absence of certainty regarding future use of the building, the Board was not satisfied that the effluent arising could be satisfactorily treated or disposed of onsite and, therefore, the Board considered that the development proposed to be retained would be prejudicial to public health.



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**Joe Boland**

**Member of An Bord Pleanála**

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

Dated this *20<sup>TH</sup>* day of *February* 2024.