



An
Bord
Pleanála

Board Order

ABP-316084-23

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 22/1385

Appeal by Kevin Smith care of David Mulcahy Planning Consultants Limited of 67 The Old Mill Race, Athgarvan, Newbridge, County Kildare against the decision made on the 23rd day of February, 2023 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: 1. New single-storey three-bedroom dwelling comprising of 114 square metres. 2. New effluent treatment system. 3. Upgrading of existing vehicular entrance on L4001, in the townland of Ballyvolan Lower, Newcastle, County Wicklow.

Decision

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

Reasons and Considerations

1. Taken in conjunction with existing and permitted development in the area, it is considered that the proposed development would give rise to an excessive density of development in a rural area lacking certain public services and community facilities and served by a poor road network. It is an objective of the planning authority, as set out in the current Development Plan for the area, to encourage further growth of existing settlements and restrict rural housing to cases where there is a bona fide necessity to live in the rural area instead of existing settlements. This objective is considered reasonable. It is considered that the applicant has not proven an economic or social need to live in this rural area and, as such, the proposed development would contravene the objective of the planning authority and would lead to demands for the uneconomic provision of further public services and facilities in an area where these are not proposed. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The local road network, because of its narrow width and poor alignment is only capable of serving traffic associated with the existing housing stock in the area. It is considered that the proposed development, by reason of the extra traffic movements that would be generated and by reason of the precedent it would set for other such development, would result in increased traffic on these narrow rural roads and would, therefore, endanger public safety by reason of traffic hazard.



Stephen Bohan

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

Dated this *3rd* day of *April* 2024

