

An  
Bord  
Pleanála

**Board Order**  
**ABP-316260-23**

---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 22/341**

**APPEAL** by Touncaragh Limited on behalf of Newcastle Limited Partnership care of Ardale Property Group, care of Brock McClure Planning and Development Consultants of 63 York Road, Dún Laoghaire, County Dublin against the decision made on the 16<sup>th</sup> day of March, 2023 by Wicklow County Council to refuse permission.

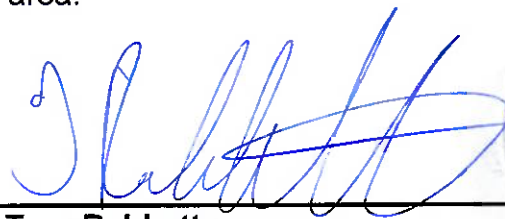
**Proposed Development:** Construction of five number four bed detached dormer dwellings (circa 215 square metres each) with associated car parking and rear gardens. Provision of public open space totalling circa 2,237 square metres. Vehicular and pedestrian access roads and footpaths via a new entrance from the existing residential estate known as Hunters Leap to the south of the site. All associated site development works, services provision, drainage works, open space, landscaping and boundary treatment works, all on a circa 1.16 hectare site on lands located north of Sea Road, Newcastle, County Wicklow. The site is generally bounded to the south by Hunter's Leap residential estate accessed from Sea Road and to the north, west and east by agricultural fields. The proposed development was revised by further public notices received by the planning authority on the 21<sup>st</sup> day of February, 2023. A separate application is made for 27 number dwelling units on adjoining lands to the west of the site.

## Decision

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

## Reasons and Considerations

The site of the proposed development is located on unzoned lands and within Level 10: The Rural Area as identified in the Settlement Strategy of the Wicklow County Development Plan 2022-2028. The Board considered that the proposed development would be contrary to Objective CPO 4.6 of the Wicklow County Development Plan 2022-2028 to require new housing development to locate on designated housing land within the boundaries of settlements, in accordance with the development policies for the settlement. The Board also considered that the proposed development would be contrary to Objective CPO 6.1 of the said statutory plan which states that new housing development shall be required to locate on suitably zoned land or designated land in settlements and will only be considered in the open countryside when it is for the provision of a rural dwelling for those with a demonstrable housing, social, or economic need to live in the open countryside. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Tom Rabbette**

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

Dated this 2<sup>nd</sup> day of APRIL 2024.

