



An  
Bord  
Pleanála

**Board Order**  
**ABP-317134-23**

---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 22/1380**

**Appeal** by Shane and Karen Barnes care of JPO Architectural Associates of 6-9 Trinity Street, Dublin against the decision made on the 20<sup>th</sup> day of April, 2023 by Wicklow County Council to refuse outline permission.

**Proposed Development:** Construction of a two-storey dwellinghouse, new site entrance, installation of a wastewater treatment system and associated site works, all at Newcastle Middle, County Wicklow.

## **Decision**

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

## Reasons and Considerations

Having regard to the provisions of the Wicklow County Development Plan 2022-2028, including in particular Policy Objectives 6.1 and 6.41 which seek to facilitate the provision of single housing in the open countryside based on the core consideration of demonstrable economic or social need to live in a rural area in line with National Policy Objective 19 of the National Planning Framework (2018), and the documentation on file, including the applicants' links to the area and their current housing circumstances, it is considered that the applicants already own a house and, therefore, do not have any demonstrable need for a house at this location and do not come within the scope of the economic or social housing need criteria.

Accordingly, it is considered that the proposed additional house and wastewater treatment plant on the site would result in a haphazard and unsustainable form of development in an unserved rural area, would mitigate against the preservation of the rural environment, and would undermine the settlement strategy as set out in the Wicklow County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

*Eamonn James Kelly*

**Eamonn James Kelly**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this *7<sup>th</sup>* day of *March*, 2024.

