



An
Bord
Pleanála

Board Order
ABP-317871-23

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 22/1286

APPEAL by Glen McKenna care of McAulay Rice Architects of Greentree House, Fitzwilliam Square, Wicklow Town against the decision made on the 27th day of July, 2023 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: Construction of a new single storey dwelling, new garage, a proposed new secondary treatment system to current EPA guidelines and percolation area, a new well and a new entrance off the public road and all associated site works at Ballinahinch Upper, Newtownmountkenedy, County Wicklow.

Decision

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

Reasons and Considerations

Having regard to the location of the site within an Area Under Strong Urban Influence, as identified in Section 6.3.8 of the Wexford County Development Plan 2022-2028, which seeks to manage the growth of areas that are under strong urban influence to avoid over-development and to ensure that the development of single dwellings in the countryside are provided based on the core consideration of demonstrable economic or social need to live in a rural area, and having regard to the documentation submitted with the planning application and appeal, the Board is not satisfied that the applicant comes within the scope of the housing need criteria as per the specific requirements of Policy Objective CPO 6.41 of the Wicklow County Development Plan, 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Joe Boland

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

Dated this 5TH day of June 2024.