



An
Bord
Pleanála

Board Order

ABP-321407-24

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 24/60585

Appeal by Niall Davis care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 18th day of November, 2024 by Wicklow County Council to refuse permission.

Proposed Development: Erection of five detached single storey pods, each of which would accommodate a studio style holiday dwelling containing a bedroom, kitchenette and toilet with shower and wash-hand basin, to be clad in timber and metallic sheeting and covered with a mono-pitch roof, a single metallic sheeting and covered with a mono-pitch roof sauna. These units would be served by individual soakpits and a gully, a communal wastewater treatment system and soil polishing filter, a new well for potable water purposes, a vehicular driveway with five car parking bays therein and all site works, including landscaping and the formation of clay banks. This development is to be accessed via an entrance and driveway which was permitted under planning register reference number 22/25 and which has already been constructed. This development contravenes condition 6 of permission 22/25 which states that 'existing shrub and tree vegetation shall be retained, particularly along the entire roadside boundary' to the degree that many trees were lost during violent storms in the year 2023 and the present application seeks to provide replenishment planting through a wholly new landscaping scheme, which

forms part of this current submission, and associated works, all at Ballinastoe, Roundwood, Bray, County Wicklow.

Decision

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

Reasons and Considerations

Having regard to the location of the proposed development in a rural area removed from any Settlement, Objective CPO 11.3 of the Wicklow County Development Plan 2022-2028 which generally requires tourism and recreation-related developments to locate within existing towns and villages, except where the nature of the activity proposed renders this unfeasible or undesirable, and Objective CPO 11.4 to only permit the development of a tourism or recreational facility in a rural area in cases where the product or activity is dependent on its location in a rural situation, it is considered that the proposed development would contravene the said objectives of the Wicklow County Development Plan 2022-2028, would result in the further erosion of the rural area, an Area of Outstanding Natural Beauty (the Mountain Uplands), and would set an unacceptable precedent for further such unrestricted rural development (that is, not dependent on a specific location). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Declan Moore

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 7th day of April 2025.