

An  
Coimisiún  
Pleanála

Commission Order  
ABP-322469-25

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**Planning and Development Acts 2000 to 2024**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 2560125**

**APPEAL** by Max Strimbu care of Mark Price Architect of 23 Upper Mount Street, Dublin against the decision made on the 10<sup>th</sup> day of April, 2025 by Wicklow County Council to refuse permission for the proposed development.

**Proposed Development:** Retention of single-storey concrete block agricultural shed, permission to clad it in corrugated metal sheeting, and permission to construct a slurry tank, with associated site works and planting at Ballycreen Lower, Aughrim, 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 elevated nature of the appeal site, within a designated Area of Natural Beauty – the Mountain Uplands and the Development Design Standards pertaining to Agricultural Buildings, the scale, height, form and prominence of the structure to be retained, and the lack of sufficient roadside boundary setbacks, the Commission considers that the development proposed to be retained and the proposed development would be visually obtrusive and overbearing at this location, has not been assimilated into the existing landscape and, as such, would be detrimental to the visual amenities of this scenic area. The application was not accompanied by a Landscape/Visual Impact Assessment.

Furthermore, the floor area of the structure to be retained is considered excessive in scale relative to the efficient operation of the farm and the overall landholding. No detailed justification of the need for the proposed development at this location was provided with the application as required given the location designated as an Area of Outstanding Natural Beauty. The proposed development would be contrary to Section 4.3.4 Appendix 1 (Location and design of agricultural buildings) and Objectives CPO 9.37 and CPO 9.41 (Agriculture), and CPO 17.35 and CPO 17.36 (Landscape, Views and Prospects) of the Wicklow County Development Plan, 2022-2028, would seriously interfere with the character of the mountain uplands, would seriously injure the visual amenities of the area, and would set an undesirable precedent for similar future developments in the rural area.

The Commission was not satisfied that there was sufficient evidence on the file in relation to the disposal/recovery of agricultural waste generated on-site and as such was not satisfied that the proposed development would not cause increased pollution to watercourses and therefore would be contrary to Objective CPO 9.40.

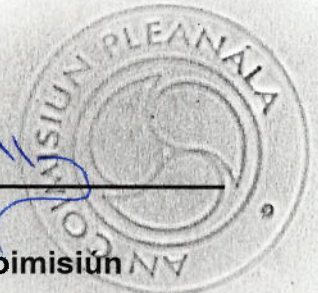
In this regard, the development proposed to be retained, and the proposed development, would, therefore, be contrary to the proper planning and sustainable development of the area.

*Eamonn James Kelly*

**Eamonn James Kelly**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate  
the seal of the Commission.**



**Dated this** *5th* **day of** *September*, **2025.**