



An
Coimisiún
Pleanála

Direction
CD-020925-25
ABP-319942-24

The submissions on this file and the Inspector's report were considered at a meeting held on 09/10/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:

Mick Long

Date: 10/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the architectural interest and prominent location of the development site incorporating the former Parochial House which is listed in the National Inventory of Architectural Heritage (NIAH) and has a NIAH rating of 'Regional Importance' and makes a positive contribution to the character of the landscape, the Commission was not satisfied that a robust and comprehensive justification for the demolition of the house having regard to the embodied carbon of existing structures has been demonstrated. The proposed development would not protect, conserve and manage the built heritage of Wicklow, would not represent sensitive and sustainable development of the site with significant development potential and would therefore not comply with Section 8.3.2, CPO 8.10 and CPO⁸ 18 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.