



An
Bord
Pleanála

Board Direction
BD-018860-25
ABP-320980-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/02/2025.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that having regard to the key principles of good design set out in the Wicklow County Development Plan 2022 – 2028, the constrained nature of the site, the proximity of the proposed development to the site boundaries, and the general arrangements for proposed private open space, the proposed development of two detached dwellings at this location would constitute overdevelopment of the site and would negatively impact the residential amenity of future occupants of the proposed development. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. The Board also considered that the proximity of the proposed development to the site boundary to the north of the site, would negatively impact on the character of the setting of the adjacent industrial heritage site, and would conflict with Objective CPO 8.10 which seeks to protect, conserve and manage the built heritage of Wicklow. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member


MaryRose McGovern

Date: 10/02/2025