

An
Coimisiún
Pleanála

Direction
CD-022136-26
ABP-321082-24

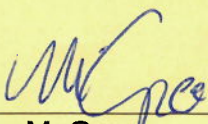
The submissions on this file and the Inspector's report were considered at a meeting held on 28/04/2026.

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

Planning

Commissioner:

Date: 29/04/2026



Liam McGree

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to:

- (a) the location of the development within an Area of Outstanding Natural Beauty and the relatively open and undeveloped nature of the subject site;
- (b) Prospect 31 along the R750 Wicklow to Arklow i.e. views towards sea from Coast Road;
- (c) the nature, extent and appearance of the proposed development, including the extent of land modification, including the excavation and formation of substantial earthwork berms; and

- (d) the impact of the proposed development on the setting of the Protected Structure (Coastguard Cottage reference number 31-05).

It is considered that the proposed development would result in overdevelopment of the site that would have a significant adverse impact on the visual amenities of this sensitive area that would seriously interfere with the protected Prospect 31, the Area of Outstanding Natural Beauty, and the setting of the Protected Structure and that the proposed development would not constitute a modest extension of an existing tourist accommodation facility. The proposed development would, therefore, be likely to set a precedent for other similar forms of development in this Area of Outstanding Natural Beauty and would be contrary to the proper planning and sustainable development of the area.

2. Objective CPO 13.1 and 13.2 (Water Quality) of the Wicklow County Development Plan 2022-2028 seek to support the implementation of the EU Water Framework Directive to ensure the protection, improvement and sustainable use of all waters in the county, including rivers, lakes, ground water, coastal and estuarine waters, and to restrict development likely to lead to a deterioration in water quality. Having regard to the information on file, including submissions made in connection with the planning application and appeal, the commission is not satisfied that the applicant has demonstrated that the arrangements provided for dealing with wastewater disposal from the development are adequate to cater satisfactorily for the development, that the development would not contribute to water quality deterioration of the coastal waterbody, or that it would not be prejudicial to public health and would not cause pollution that would hinder the achievement of the objectives of the EU Water Framework Directive and would, therefore, be contrary to Objectives CPO 13.1 and CPO 13.2 of the Wicklow County Development Plan 2022-2028.