



Board Direction BD-019665-25 ABP-321779-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/05/2025.

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

Reasons and Considerations

1. The Board is not satisfied, on the basis of the information submitted with the planning application and the appeal, that the development proposed to be retained would meet the criteria specified in Section 3.1.9 Independent Living Units ('Granny-flats') of Appendix 1 (Development and Design Standards) of the Wicklow County Development Plan 2022-2028. It is considered that the need for the unit proposed to be retained has not been sufficiently justified, that the conversion of the pre-existing garage cannot ensure that the unit forms an integral part of the main dwelling or would be capable of reintegration for single family use due to its detached setting on the site, and that the size of the development proposed to be retained, at 80 square metres, substantially exceeds the maximum floor area prescribed. The development proposed to be retained would result in an inappropriate form of development, would set an undesirable precedent for similar type development in the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The Board is not satisfied, on the basis of the information submitted with the planning application and the appeal, that there is sufficient provision of public services and infrastructure on the site to effectively dispose of foul effluent arising from the development proposed to be retained. The development proposed to be retained would be prejudicial to public health, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Declan Moore

Date: 15/05/2025