

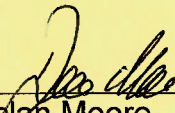
An
Coimisiún
Pleanála

Direction
CD-020821-25
ABP-322763-25

The submissions on this file and the Inspector's report were considered at a meeting held on 29/09/2025.

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

Planning Commissioner:


Declan Moore

Date: 30/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

By reason of the loss of a dwelling and outbuildings that represent vernacular buildings of historic interest and heritage value, it is considered that the proposed development would be contrary to Objectives, CPO 8.18, CPO 8.20 and CPO 6.5 of the Wicklow County Council Development Plan 2022-2028, which seek to promote the retention, conservation, appropriate repair and reuse of vernacular buildings and features such as traditional dwellings and outbuildings and require that new development be of the highest quality design that strengthens the character and urban fabric of an area.

Furthermore, the absence of a detailed survey and written analysis of the vernacular buildings as part of the planning application process would be contrary to Objective CPO 8.19 of the Development Plan.

To permit the development as proposed, would result in a design that fails to fully integrate with the existing environment and would negatively impact on the visual amenities of the area and fail to reinforce local identity and a sense of place and optimise the opportunities afforded by the retention of the traditional vernacular buildings on the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.