

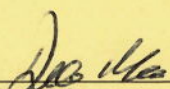
An
Coimisiún
Pleanála

Direction
CD-021000-25
ACP-322959-25

The submissions on this file and the Inspector's report were considered at a meeting held on 17/10/2025.

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: 21/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the topography of the site, the report of a recent partial collapse of the retaining wall along the embankment to the immediate rear of the subject site and in the absence of an updated slope stability assessment prepared by a suitably qualified professional, it has not been demonstrated that the proposed development would not adversely affect the stability of the slope or endanger public safety by reason of slope failure or structural instability. The proposed development would be contrary to Objectives CPO 6.21 (protection of existing residential amenity) and CPO 6.25 (retention of public open space with respect to the proposed use of the Arbutus Grove open space) of the Wicklow County Development Plan 2022-2028, and would therefore be contrary to the proper planning and sustainable development of the area.