



An
Coimisiún
Pleanála

Direction
CD-021252-25
ACP-323001-25

The submissions on this file and the Inspector's report were considered at a meeting held on 12/11/2025.

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

Planning

Commissioner:

Patricia Calleary

Date: 12/11/2025

Patricia Calleary.

DRAFT WORDING FOR ORDER

Reasons and Considerations

The proposed development, which involves the removal of an existing railing and a section of the front boundary wall that contribute to the character of an architectural conservation area, would be contrary to Objective CPO 8.22 of the Wicklow County Development Plan 2022-2028 which seeks to preserve and or enhance the character and appearance of the Architectural Conservation Areas.

Furthermore, the proposed development, which is intended to facilitate a private vehicular entrance, would result in the loss of an on-street parking space currently available to both the applicant and the wider community. Such a loss would be contrary with the provisions of Chapter 12 of the Wicklow County Development Plan 2022-2028. The proposed development, by itself and by reason of the undesirable

precedent that it would create, would therefore be contrary to the proper planning and sustainable development of the area.

Note:

The Commission noted the inspector's recommended reason for refusal referred to the Greystones-Delgany and Kilcoole Local Area Plan 2013-2019. The Commission also noted, that at the time of the commission considering the appeal, this plan has expired and a new framework plan, the Greystones – Delgany & Kilcoole Local Planning Framework, currently in draft format, is being brought forward as a variation of the Wicklow County Development Plan 2022-2028. Accordingly, this specific element of the inspector's recommended refusal reason was not included in the Commission's decision.