

An
Coimisiún
Pleanála

Commission Direction
CD-000064
PL-500040-WW

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

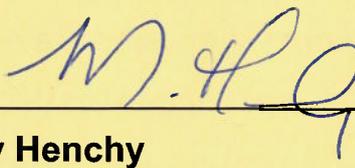
The Commission decided to make a split decision, to

1. grant permission (subject to conditions) for the domestic garage and new waste water treatment system

for the reasons and considerations marked (1) under and subject to the conditions set out below, and
2. refuse permission for relocation and improvements to existing entrance

for the reasons and considerations marked (2) under.

Planning Commissioner:



Mary Henchy

Date:

6th day of February 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations (1)

The proposed development for a domestic garage due its limited size and location on the site and the proposed new waste water treatment system on a site served by a public water supply, accords with the Wicklow County Development Plan 2022 -2028, CPO13.12 private wastewater treatment systems and policy CPO 17.38 that relates to landscape views and prospects. The proposed development therefore accords with the proper planning and sustainable development of the area.

Conditions

1. SD conditions drawings received by the PA (as amended at FI)
2. The effluent disposal system shall be laid out as proposed and constructed to the specification of Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10) Code of Practice published by the EPA 2021.

Photographic evidence of the installation of the secondary treatment unit, distribution chamber, and polishing filter and pipes shall be submitted on completion of the system. Before the development is occupied, a certificate from a Chartered Engineer, Environmental Health Officer, or Hydrogeologist, (with professional indemnity insurance) stating that the effluent disposal system has been installed in accordance with this condition, shall be submitted to the Planning Authority.

REASON: To ensure the provision of an adequate sewage disposal system, in the interests of public health and residential amenity

3. Upon completion of the upgraded effluent treatment system the existing septic tank on site shall be removed or backfilled with inert material.

REASON: To prevent groundwater contamination

4. The garage shall be used for private domestic use only ancillary to the main dwelling and shall not be used for human habitation or for any commercial purpose.

REASON: To safeguard the residential amenities of adjoining properties.

5. (a) The roof colour of the proposed house shall be blue-black, black. The colour of the ridge tile shall be the same as the colour of the roof.

(b)The external walls of the garage shall have a cement render finish to match the existing dwelling.

Reason: In the interest of visual amenity

6. This permission is for the domestic garage and new waste water treatment system only and does not include permission for the proposed relocation and improvement to the existing entrance.

Reason in the interest of clarity

Reasons and Considerations (2)

1. The proposed development by reason of:

- a) The site being located on a minor road which is seriously substandard in terms of width, horizontal and vertical alignment, and
- b) The restricted sightlines at the proposed vehicular entrance and the insufficient information regarding traffic speeds on the adjacent public road.

It is considered that the applicant has not demonstrated that that the proposed development would not endanger public safety by reason of traffic hazard and obstruction of road users, therefore the proposed development would not be in accordance with the proper planning and sustainable development of the area.

2. It is considered that the proposed development taken in conjunction with existing development in the area, would constitute an excessive removal of roadside boundary to serve an existing dwelling in a rural area designated as a High Amenity Landscape and would have a detrimental impact on a view of the Scalp and Scalp Valley from Ballyman to the west of the site which is

designated with a Special Amenity Value in the Wicklow County Development Plan 2022-2028. The proposed development would contravene CPO 17.38 of the Wicklow County Development 2022-2028 which seeks to protect listed views and prospects from development, would be detrimental to the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspectors recommendation to Refuse Permission, the Commission considered the proposed garage as revised at FI stage did not detract from the wider setting. With regard to the proposed waste water treatment system, the Commission did not agree with the Inspector based on the size of the site, the site suitability report, the fact that this is replacing an existing system and the fact that the applicant is not reliant on a well for drinking water, the Commission concluded that subject to conditions the new waste water treatment system was acceptable. The Commission concurred with the Inspectors recommendation regarding the proposed works to the entrance.