



An
Coimisiún
Pleanála

Commission Direction
CD-000256
PL-500220-WW-25

The submissions on this file and the Inspector's report were considered at a meeting held on 10 March 2026.

The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

Planning Commissioner:

Eamonn James Kelly

Eamonn James Kelly

Date:

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the Wicklow County Development Plan 2022-2028, to the subject dwelling located in the open countryside in an area Under Strong Urban Influence, and to the policies and objectives regarding housing in rural settlements, it is considered that the proposed removal of planning condition number two of

planning authority Reg. Ref. 19/310 would not be in accordance with Policy Objective CPO 6.41 to facilitate residential development in the open countryside for those with a housing need based on the core consideration of demonstrable social or economic need to live in the open countryside. The proposal would not, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission concurred with the observations of the planning authority that there is no indication in the submissions that the applicant has attempted to sell the property to a qualifying rural purchaser and that when permission was granted for this dwelling, it was on the basis that the applicant had strong ties to this rural area including family members close by, which appears to conflict with the current case with regard to lack of local supports. On this basis, the Commission did not agree with the Planning Inspector that the removal of the condition in this instance would not undermine the Council's rural settlement strategy.