

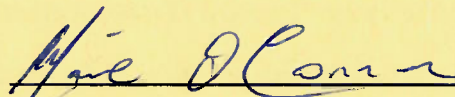
An
Coimisiún
Pleanála

Commission Direction
CD-000345
PL-500340-WW-25

The submissions on this file and the Inspector's report were considered at a meeting held on 25 March 2026.

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

Planning Commissioner:


Marie O'Connor

Date:

27th day of March 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Objective CPO 13.17 of the Wicklow County Development Plan 2022-2028 states that 'private wastewater treatment plants for multi-house developments will not be permitted.' The proposed development, which represents a multi-house development and is proposed to share a communal private effluent treatment

system, would materially contravene the said objective and, if permitted, would serve to create an undesirable precedent for similar proposals in the future. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would endanger public safety by reason of a serious traffic hazard as the achievement of appropriate sightlines have not been suitably demonstrated for the location of the proposed entrance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Based on the lack of sufficient information presented with the planning application and the appeal, it is considered that the applicant has not demonstrated compliance with the requirements of Objective CPO 6.38 (Housing Occupancy) of the Wicklow County Development Plan 2022-2028. The proposed development would serve to create an undesirable precedent for similar proposals in the future, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Commission noted that the shipping containers and security fencing have been removed from the site and are not longer included in the application.

The Commission also noted the extant permission for two holiday homes and associated wastewater treatment system on the site and considered that the proposed house design and internal standards would not accord with the recommended minimum standards as set out in the Quality Housing for Sustainable Communities Best Practice Guidelines for delivering Sustaining Communities 2007 for acceptable residential amenity of future permanent

residents and considered that the removal of Condition 2 from planning reference no. 21/961 was not appropriate.

The Commission noted that the site is located within Greenan Village in an Area of Outstanding Natural Beauty and considered there was insufficient information to justify the need for the machinery store in this location as required in Appendix 5 Landscape Character Assessment of the Wicklow County Development Plan 2016-2022 which is the relevant requirement for the current Development Plan but given the substantive reason for refusal did not consider this matter further.