



An
Coimisiún
Pleanála

Commission Direction
CD-000569
PL-500686-WW-26

The submissions on this file and the Inspector's report were considered at a meeting held on 13 May 2026.

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

Planning Commissioner:

Liam McGree

Date:

14th day of May 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The site of the proposed development is located within the Burnaby Architectural Conservation Area, a nationally significant historic residential suburb from the turn of the 19th and 20th

centuries. The Wicklow County Development Plan 2022-2028, Objective CPO 8.22, and the Greystones/Delgany and Kilcoole Local Planning Framework (variation number 4 of the County Development Plan) seeks to protect, safeguard and enhance the special character and environmental quality of Architectural Conservation Areas. Having regard to the information submitted in support of the subject application, and in particular to the alteration of the northern site boundary (by way of unsolicited further information) to bring the proposed development, including site boundaries and retaining structures, closer to Nullamore, the period two-storey detached property on the overall landholding, and in the absence of detailed site sections, boundary material details and interfaces, and in the absence of a detailed Architectural Heritage Impact Assessment prepared in accordance with the Architectural Heritage Protection Guidelines 2011, the Commission was not satisfied that the proposed development would not detract from the character and immediate setting of that existing period property. The proposed development would therefore be contrary to the provisions of the County Development Plan 2022-2028 and the Greystones/Delgany, and Kilcoole Local Planning Framework, regarding the protection, safeguarding and enhancement of the special character and environmental quality of the Burnaby Architectural Conservation Areas and would be contrary to proper planning and sustainable development of the area.

Note: · The Commission noted the views expressed by the Inspector regarding the density of the proposed development. However, the Commission concluded that the proposal would result in a total of two dwellings on a overall landholding of 0.2973 hectares, which could be determined to be in accordance with Objective GDK20 of the Greystone/Delgany and Kilcoole Planning Framework (LPF) and, therefore, considered that the proposed development should not be refused for reasons relation to residential density.

In addition, The Commission noted statements in the LPF that the range of architectural styles within The Burnaby is diverse, the arrangement of dwellings on the large plots does not follow any strict order and that the adoption of the Burnaby Architectural Conservation Area (ACA) does not preclude or prejudice against infill development provided they are in accordance with the general policies and objectives of the ACA. Having regard to the area and extent of the overall landholding, it's location at the end of Whitshed Road, its location at the edge of the Burnaby Architectural Conservation Area and the extent of available road frontage, the Commission considered that there may be some potential for subdivision of the garden of the existing property and the development of a new dwelling forward of the existing dwelling, with it's own independent vehicular access, subject to a robust and detailed Architectural Heritage Impact Assessment (AHIA). However, the Commission was concerned in the current instance that alteration of the application site boundary at further information stage to include an area at the upper level of the site, encroaching on immediately adjacent circulation space around the existing period property, might result in a negative impact on the setting of that structure, which would be contrary to the general objectives of the Burnaby Architectural Conservation Area.