



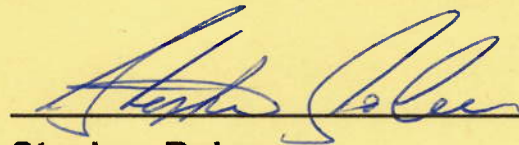
An
Coimisiún
Pleanála

Commission Direction
CD-000662
PL-500800-WW-26

The submissions on this file and the Inspector's report were considered at a meeting held on 05 June 2026.

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

Planning Commissioner:



Stephen Bohan

Date:

5th day of June 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to:

· the provisions of the Wicklow County Development Plan 2022-2028,

- the nature, scale, and location of the proposed development,
- the pattern of development in the surrounding area,
- the measures to ensure traffic safety,
- the separation distances from neighbouring dwellings and entrances,

It is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential amenity of properties in the vicinity, would be acceptable in terms of road safety, would not adversely impact archaeological heritage and would be acceptable in terms of visual amenity. Therefore, the proposed development would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Within four weeks of the installation of the new entrance, the existing entrance shall be permanently closed and the roadside boundary shall be

reinstated as shown on the plans and particulars and to the satisfaction of the Planning Authority.

Reason: In the interest of visual amenity

3. The proposed entrance gates to the existing house shall be set back not less than five metres and not more than six metres from the edge of the public road.

Wing walls forming the entrance shall be splayed at an angle of not less than 45 degrees and shall not exceed 0.8 metres in height.

Reason: In the interest of traffic safety.

4. The existing front boundary hedge shall be retained except to the extent that its removal is necessary to provide for the entrance to the site and to achieve the appropriate sightlines.

Reason: In the interest of visual amenity

5. The agricultural shelter building shall be used for agricultural/horticultural storage and associated purposes only. The building shall not be used for human habitation or any commercial purpose other than a purpose incidental to farming/horticulture, whether or not such use might otherwise constitute exempted development.

Reason: In the interest of orderly development and the amenities of the area.

6.

- If, during the course of site works any archaeological material is discovered, the County Archaeologist/Planning Authority shall be notified immediately. The applicant is further advised that in this event that under the National Monuments Act, the National Monuments Service, Dept. of Housing, Heritage and Local Government and the National Museum of Ireland require notification. The developer shall engage a suitably qualified archaeologist (licensed under the National Monuments Acts 1930-2014) to carry out pre-development archaeological testing within the footprint of the proposed agricultural shelter (positioned within the Zone of Notification associated with monument WI008-056 burnt mound). The developer shall submit an archaeological impact assessment report to the Department for review, in advance of any site preparation works or groundworks, including site investigation works/topsoil stripping and/or construction works. The report shall include an archaeological impact statement and mitigation strategy.

- Where archaeological material is shown to be present, avoidance, preservation in-situ, preservation by record (archaeological excavation) and/or monitoring may be required. Any further archaeological mitigation measures specified by the planning authority, following consultation with the Department, shall be implemented by the developer. No site preparation and/or construction works shall be carried out on site until the archaeologist's report has been submitted to the Department and approval to proceed is agreed.

- The planning authority and the Department shall be furnished with a final archaeological report describing the results of any subsequent archaeological investigative works, excavation and/or monitoring following the completion of all archaeological work on site and the completion of any necessary post-excavation work. All resulting and associated archaeological costs shall be borne by the developer.

Reason: In the interest of preserving or preserving by record archaeological material likely to be damaged or destroyed in the course of development.