



An
Coimisiún
Pleanála

Commission Direction
CD-000653
PL-500801-WW-26

The submissions on this file and the Inspector's report were considered at a meeting held on 04 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:

Patricia Calleary

Patricia Calleary

Date:

4th day of June 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the "RE- Existing Residential" zoning objective for the subject site as set out in the Greystones / Delgany and Kilcoole Local Planning Framework (LPF), the provisions of the Wicklow County Development Plan 2022-2028 (as varied) and the overall scale, design and height of the proposal,

it is considered that, subject to compliance with the conditions set out below, the proposed dwelling would not seriously injure the visual or residential amenities of the area or of property in the vicinity, would not be prejudicial to public health or the environment and would be acceptable in terms of pedestrian and traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by Further Information received on 25th day of November 2025, 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. In default of agreement, the matter(s) in dispute shall be referred to An Coimisiún Pleanála for determination.

Reason: In the interest of clarity.

2. The first occupation of any residential unit shall be by individual purchasers and shall not be by a corporate entity.

Reason: To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing in the common good.

3. Details of the materials, colours and textures of all the finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. In default of

agreement the matter in dispute shall be referred to An Coimisiún Pleanála for determination.

Reason: In the interest of visual amenity.

4. The existing street tree in proximity to the proposed entrance shall be retained. Where this tree dies, is removed or becomes seriously damaged or diseased within a period of five years from the completion of the development, it shall be replaced within the next planting season with another tree of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interests of visual amenity and integrating the development into the landscape.

5. Any damage to the adjoining public footpath/roadway as a result of the development shall be made good at the developer's expense to the satisfaction of the Planning Authority.

Reason: To avoid a traffic hazard and to protect public property.

6. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development. All existing over ground cables shall be relocated underground as part of the site development works.

Reason: In the interests of visual amenity.

7. Prior to the commencement of development, the developer shall enter into a Connection Agreement(s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network and include any specific requirements if appropriate.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

8. All drainage arrangements, including any attenuation/collection and disposal of surface water, shall comply with the requirements of the planning authority for such works and services, and these details shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of public health and surface water management.

9. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances subject to the prior written agreement of the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

10. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála for determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.