



An
Coimisiún
Pleanála

Commission Direction
CD-001017
PL-501170-WW-26

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

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

Planning Commissioner:


MaryRose McGovern

Date:

5th day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the provisions of the Wicklow County Development Plan 2022-2028, in particular objectives CPO 6.4 and CPO 6.44, which require that all rural houses should be in accordance with the standards of the *Wicklow Single Rural House Design Guide*, which is contained in Appendix 2 of the

development plan, and should be simple and unobtrusive, to respond to the site's characteristics, and having regard to the position of the proposed rural house, on an elevated site and set back from the public road by a distance of more than 200m, it is considered that the proposed development would not be in accordance with the *Wicklow Single Rural House Design Guide*, and would fail to demonstrate good integration within the wider landscape. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The site of the proposed development is located within an Area of High Amenity (South East Mountain Lowlands) in the Landscape Hierarchy of the Wicklow County Development Plan 2022-2028, where emphasis is placed on the importance of designing with the landscape and of siting of development to minimise visual intrusion, as set out in the current Wicklow Single Rural House Design Guide, which is considered to be reasonable. Having regard to the topography of the site, the elevated positioning of the proposed development, together with the resulting extensive access road, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would result in an incremental erosion of the sensitive landscape in the area, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.