

The submissions on this file and the Inspector's report were considered at a meeting held on 12 August 2026.

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

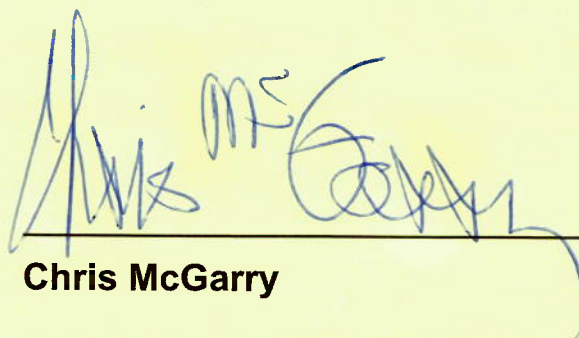
Having regard to the nature of the condition number 2, the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 2 and the reasons therefore.

Reasons and Considerations

Having regard to the provisions of the Wicklow County Development Plan 2022-2028, including s3.1.3 Privacy Appendix 1 Development and Design Standards with respect to privacy of adjoining dwellings which requires a separation distance of 22 metres, with this distance exceeded in the current case,

and the provisions of the 2024 Compact Settlement Guidelines regarding the minimum 16 metre separation distances from adjacent residential properties and the future residential development to the east which are satisfied in the current case, it is considered that the privacy of property in the vicinity and development potential of the site to the rear will not be affected by the proposed development and, therefore, the removal of condition number 2 is considered acceptable as it is not considered necessary to protect the amenities of adjacent properties.

Planning Commissioner:



Chris McGarry

Date:

12th day of August 2026

As first-hand in
final signed order
CMG 14/8/26