



An
Coimisiún
Pleanála

Commission Direction
CD-001160
PL-501249-WW-26

The submissions on this file and the Inspector's report were considered at a meeting held on 27 August 2026.

The Commission decided by majority (2:1) to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning Commissioner:

Declan Moore

Date:

27th day of August 2026

Reasons and Considerations

The site is located at the outer edge of the built-up area of Wicklow Town. The established character and pattern of development in the vicinity is one of low density detached dwellings fronting onto the R750. The adjoining lands are zoned for open space, active open space and natural areas, and the lands beyond the settlement boundary to the south-west are unzoned. Having regard to Table 3.8 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), the site is a peripheral and car dependent location.

The Commission noted that the proposed development is to convert an existing and long established guesthouse into 6 apartments, with no building extensions and relatively minor changes to elevations (doors, and windows). While no significant intensification of use was envisaged, residential amenity for future occupants was considered to be compromised by the absence of private amenity space for first floor apartments, and the size of the hardstanding area relative to landscaping private/communal amenity space(s).

Having regard to section 1.3.2 of the Compact Settlements Guidelines, the site is not within walking distance of day-to-day services and amenities and the future occupants of the development would be reliant on the private car. The reduced private amenity space associated with apartment development would not be offset by ready access to services and amenities at this location. The proposed development would also set an undesirable precedent for similar development on small infill sites at comparable locations. The proposed development would,

therefore, be contrary to the proper planning and sustainable development of the area.