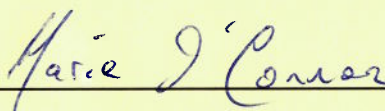


The submissions on this file and the Inspector's report were considered at a meeting held on 03 September 2026.

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

**Planning Commissioner:**

  
Marie O'Connor

**Date:**

**8<sup>th</sup> day of September 2026**

## **DRAFT WORDING FOR ORDER**

### **Reasons and Considerations**

1. Having regard to the documentation submitted with the planning application and the appeal, the Commission is not satisfied that there are sufficient details to justify the proposed development at this location. The proposed development would facilitate additional traffic movements on the road network in the vicinity of

the site and the Commission is not satisfied that the proposed development could be accommodated safely due to the restricted width and capacity of the local road.

The proposed development would, therefore, give rise to traffic congestion and would endanger public safety by reason of traffic hazard and would be contrary to CPO 12.54 of the Wicklow County Development 2022-2028 which seeks to protect local roads from inappropriate development.

2. The Commission was not satisfied that sufficient justification had been provided for the removal of a significant extent of roadside boundary to serve a field in a rural area designated as a High Amenity Landscape in the development plan. The proposed development would be contrary CPO 17.23 of the development plan, would be detrimental to the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.