

Planning and Development Act 2000, as amended

Planning Authority: Wicklow County Council

Planning Register Reference Number: 23/60451

APPEAL by Olive Green Roundwood Holdings Limited care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 23rd day of May, 2024 by Wicklow County Council to refuse permission for the proposed development.

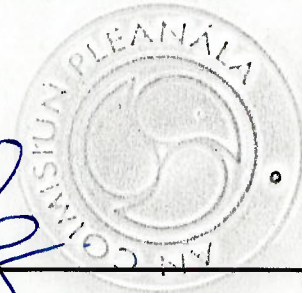
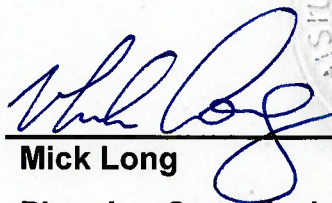
Proposed Development: Construction of a new housing development consisting of 12 residential units. The development will comprise of the following: (1) four number House type A 170 square metres four-bed detached units; four number House type B 129 square metres three-bed semi-detached units; two number House type C 101 square metres three-bed semi-detached units and two number House type D 155 square metres three-bed semi-detached units, (2) the proposal will also include permission for the demolition of the existing dwelling and outbuildings on site, (3) revisions and alterations to existing vehicular entrance on site to serve the development and (4) connection to all services, mains water and public lighting as well as all soft and hard landscaping and boundary treatments including hedging, walls, fences and all associated site works at Togher More, Roundwood, County Wicklow.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the architectural interest and prominent location of the development site incorporating the former Parochial House which is listed in the National Inventory of Architectural Heritage (NIAH) and has a NIAH rating of 'Regional Importance' and makes a positive contribution to the character of the landscape, the Commission was not satisfied that a robust and comprehensive justification for the demolition of the house having regard to the embodied carbon of existing structures has been demonstrated. The proposed development would not protect, conserve and manage the built heritage of Wicklow, would not represent sensitive and sustainable development of the site with significant development potential and would, therefore, not comply with Section 8.3.2, CPO 8.10 and CPO 8.18 of the Wicklow County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 13th day of October 2025.