



An
Bord
Pleanála

Board Order
ABP-320980-24

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 2460070

APPEAL by Una Dillon and Tom O'Shea care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 16th Day of September 2024, by Wicklow County Council to refuse permission.

Proposed Development: (1) Removal of existing garage structure; (2) New four-bedroom dwelling comprising 149.2 square metres.; (3) New one-bedroom dwelling comprising 93 square metres with associated storage shed comprising six square metres.; (4) Connection to all public services and (5) All necessary ancillary works to facilitate this development, at Mill House, Mill Road, Killincarrig, Greystones, County Wicklow.

Decision

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

Reasons and Considerations

1. In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that, having regard to the key principles of good design set out in the Wicklow County Development Plan 2022-2028, the constrained nature of the site, the proximity of the proposed development to the site boundaries, and the general arrangements for proposed private open space, the proposed development of two detached dwellings at this location would constitute overdevelopment of the site and would negatively impact the residential amenity of future occupants of the proposed development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The Board also considered that the proximity of the proposed development to the site boundary to the north of the site, would negatively impact on the character of the setting of the adjacent industrial heritage site, and would conflict with Objective CPO 8.10 of the Wicklow County Development Plan 2022-2028 which seeks to protect, conserve and manage the built heritage of Wicklow. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Rose McGovern

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 11 day of February 2025.