



An  
Coimisiún  
Pleanála

Commission Order  
ABP-322085-25

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 2460526**

**APPEAL** by Ann Broderick care of Loretta Kennedy of 19 Greenville Terrace, South Circular Road, Dublin against the decision made on the 19th day of February, 2025 by Wicklow County Council to refuse permission for the proposed development.

**Proposed Development:** The construction of a three-storey detached dwelling, new vehicle entrance and all associated ancillary site works at Chapel Road, Greystones, 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 housing objectives and key principles of good design in relation to infill development, as set out in the Wicklow County Development Plan 2022-2028, it is considered that the proposed development, by reason of its scale, height and siting, proximate to the site boundaries, would be incongruous in terms of its design on this infill site, would be out of character with the existing residential properties in the vicinity and would set a precedent for further inappropriate infill development in the vicinity of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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Declan Moore

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

Dated this 14<sup>th</sup> day of July 2025.