

Planning and Development Act 2000, as amended

Planning Authority: Wicklow County Council

Planning Register Reference Number: 2560232

APPEAL by SANDD Developments Limited care of Colin McGill, Chartered Town Planner of Suite 3 Eden Gate Centre, Delgany, County Wicklow against the decision made on the 20th day of May 2025, by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: Works to include the following: 1. Demolition of the existing dwelling, sheds, walls & associated structures on site. 2. Construction of three number two-storey detached residential units & six number two-storey, semi-detached residential units as well as provision of car parking and public amenity space to serve the development. All together with associated site works, road and footpath works, boundary treatments and services connections necessary to complete this development at Belladonna Farm, Sea Road, Kilcoole, County Wicklow.

Decision

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

Reasons and Considerations

By reason of the loss of a dwelling and outbuildings that represent vernacular buildings of historic interest and heritage value, it is considered that the proposed development would be contrary to Objectives CPO 8.18, CPO 8.20 and CPO 6.5 of the Wicklow County Council Development Plan 2022-2028, which seek to promote the retention, conservation, appropriate repair and reuse of vernacular buildings and features such as traditional dwellings and outbuildings and require that new development be of the highest quality design that strengthens the character and urban fabric of an area.

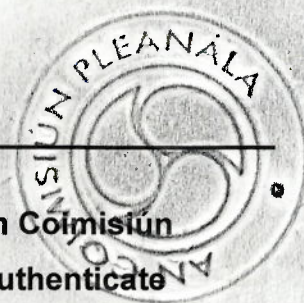
Furthermore, the absence of a detailed survey and written analysis of the vernacular buildings as part of the planning application process would be contrary to Objective CPO 8.19 of the Development Plan. To permit the development as proposed, would result in a design that fails to fully integrate with the existing environment and would negatively impact on the visual amenities of the area and fail to reinforce local identity and a sense of place and optimise the opportunities afforded by the retention of the traditional vernacular buildings on the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Declan Moore

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this 2nd day of October 2025.