



An  
Coimisiún  
Pleanála

**Commission Order**  
**ACP-322926-25**

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**Planning and Development Act 2000, as amended**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 25/60300**

**Appeal** by Renate Roche of The Old Walsh Farm, Old Military Road, Athdown, Blessington, County Wicklow against the decision made on the 13<sup>th</sup> day of June, 2025 by Wicklow County Council to grant subject to conditions a permission to Alan Jones care of Ger Kelly Architectural Services of Ballyknockan, Valkeymount, County Wicklow.

**Proposed Development:** Construction of a single storey bungalow with on-site wastewater treatment plant and soil polishing filter and bored well and all associated site works, all at Athdown, Manor Kilbride, Blessington, County Wicklow.

## **Decision**

**REFUSE permission for the above proposed development for the reasons and considerations set out below.**

## **Reasons and Considerations**

Having regard to the location of the site in an largely undisturbed, elevated uplands area, designated in the Wicklow County Development Plan 2022-2028 as an Area of Outstanding Natural Beauty, and forming part of the area visible in the prospect of special amenity value or special interest extending along the R759 from Manor Kilbride to Ballysmutton, Liffey Valley Drive (Number 19 in Schedule 17.12 of the development plan), Policy Objective CPO 17.35 of the development plan which aims to ensure, inter alia, that all development proposals have regard to the county landscape classification hierarchy, and Policy Objective CPO 17.38 which aims to protect listed views and prospects from development that would either obstruct the view/prospect from the identified vantage point or form an obtrusive or incongruous feature in that view/prospect, it is considered that the proposed development would be visually incongruous in the landscape and would seriously injure the character of the landscape and the scenic amenities of the area. The Commission further considered that, notwithstanding the relatively modest scale of the proposed dwelling, the extent of cut and fill required and the lack of existing screening at the site would further aggravate the visual impact of the proposed development. The proposed development would be contrary to Policy Objective CPO 6.44 of the development plan which requires that 'rural housing is well-designed, simple, unobtrusive, responds to the site's characteristics and is informed by the principles set out in the Wicklow Single Rural House Design Guide. All new rural dwelling houses should demonstrate good integration within the wider landscape' and would be

contrary to Policy Objectives CPO 17.35 and CPO 17.38 of the development plan. The proposed development, by itself and the precedent it would set for development in this sensitive area, would, therefore, be contrary to the proper planning and sustainable development of the area.

*Mary Gurrie*

**Mary Gurrie**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**

Dated this *04* day of *November* 2025.