



An
Coimisiún
Pleanála

Commission Order
ACP-322959-25

Planning and Development Act 2000, as amended

Planning Authority: Wicklow County Council

Planning Register Reference Number: 2560293

APPEAL by Conor Meaney and Katie Lambert care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin against the decision made on the 9th day of June 2025, by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: The development consists of a detached dormer dwelling with new vehicular entrance and with connection to all services and associated site works and with alterations to existing access roadway from Hawthorn Road on adjoining green space, at adjoining number 15 Arbutus Grove, Bray, 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 topography of the site, the report of a recent partial collapse of the retaining wall along the embankment to the immediate rear of the subject site and in the absence of an updated slope stability assessment, prepared by a suitably qualified professional, it has not been demonstrated that the proposed development would not adversely affect the stability of the slope or endanger public safety by reason of slope failure or structural instability. The proposed development would be contrary to Objectives CPO 6.21 (protection of existing residential amenity) and CPO 6.25 (retention of public open space with respect to the proposed use of the Arbutus Grove open space) of the Wicklow County Development Plan 2022-2028 and 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 22nd day of October 2025.