



An  
Coimisiún  
Pleanála

**Commission Order  
ACP-323070-25**

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

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 25/60260**

**Appeal** by Paul and Muireann Brosnan of Uisneach, Monterey Road, Greystones, County Wicklow against the decision made on the 26<sup>th</sup> day of June, 2025 by Wicklow County Council to grant subject to conditions a permission to Emma and Andrew Harding care of SBLM Architects, The Nest, 19/20 York Road, Dun Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Planning permission for development consisting of the demolition of the existing single storey extensions to the side and the existing single storey garage/storage shed to the side and front of the existing two storey dwellinghouse and the construction of a new part single storey, part two storey extension to the front, rear and side of the existing dwellinghouse, the construction of a new single storey detached garage/storage shed to the side of the existing dwellinghouse, widening of the existing vehicular entrance gates along with new gates and pier to the front driveway all with associated alterations to the existing dwellinghouse, site works and landscaping at Gorselands, Monterey Road, Greystones, County Wicklow.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **Reasons and Considerations**

Having regard to the nature of the proposed development for a first-floor extension to a house in an area zoned 'RE – Existing Residential', the objective of which is 'To protect, provide and improve residential amenities of existing residential areas', it is considered that by virtue of the design, location and context, the proposed development would not seriously injure the amenities of the area or property in the vicinity, and would not be detrimental to the quality of the public realm. The proposed development would, therefore, be in accordance with the policies and objectives of the Wicklow County Development Plan 2022-2028 and with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 8<sup>th</sup> day of April 2025, as amended by the further plans and particulars submitted to the planning authority on the 13<sup>th</sup> day of June 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

3. The site development work and construction works shall be carried out in such a manner as to ensure that the adjoining streets are kept clear of debris, soil and other material.

**Reason:** In the interests of orderly development and to ensure that the adjoining roadways are kept in a clean and safe condition.

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

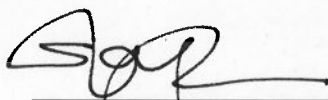
**Reason:** In the interest of public health.

5. The proposed garage shall be for used for purposes ancillary to the residential dwelling only and shall not be used for habitable purposes.

**Reason:** In the interests of orderly development.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Emer Maughan

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate  
the seal of the Commission.



Dated this 5<sup>th</sup> day of November 2025