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

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 2560137**

**APPEAL** by Robert Clarke against the decision made on the 16<sup>th</sup> day of July 2025, by Wicklow County Council to refuse permission for the proposed development.

**Proposed Development:** Subdivision of existing site. Demolition of existing garage structure at the rear of existing dwelling. Construction of new three-bedroom dormer bungalow dwelling to the rear garden of existing dwelling. Construction of new boundary wall and piers to form new entrance/driveway to proposed dwelling. Construction of new garage structure at the rear of existing dwelling. All together with associated site works, boundary treatments, landscaping and service connections necessary to complete this development, at number 2 Johnstown Avenue, Kilpedder, County Wicklow.

## **Decision**

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

## Reasons and Considerations

It is considered that the proposed development would be premature pending confirmation of availability of adequate capacity in the Kilpedder Wastewater Treatment Plant. The proposed development would be prejudicial to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Mary Henchy**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate  
the seal of the Commission.**



Dated this 12<sup>th</sup> day of March 2026.