

An
Coimisiún
Pleanála

Commission Order
ACP-323405-25

Planning and Development Act 2000, as amended

Planning Authority: Wicklow County Council

Planning Register Reference Number: 25143

APPEAL Richard and Berna O'Hanrahan care of Feargall Kenny Architect of 45 Hainault Drive, Foxrock, Dublin against the decision made on the 22nd day of July 2025, by Wicklow County Council to refuse permission for the proposed development.

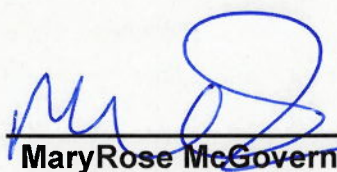
Proposed Development: Retention of the front boundary wall and entrance gateway at Raheen House, Meath Road, Bray, County Wicklow.

Decision

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

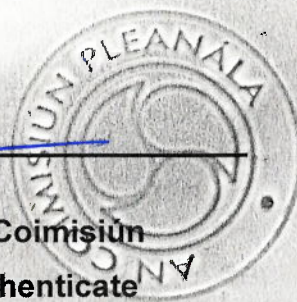
Reasons and Considerations

The development proposed to be retained to the front boundary of a dwelling of architectural significance and recorded in the National Inventory of Architectural Heritage as being of regional importance, including a masonry wall of 1600 millimetres in height, would entail significant alterations to the front boundary and entrance to the property, which would seriously injure the historic fabric, architectural detail, and architectural character of the area. The development proposed for retention, by itself and by the precedent which a grant of permission for it would set, would contravene Objective CPO 8.20 of the Wicklow County Council Development Plan 2022-2028. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Rose McGovern

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 19th day of November 2025.