

An
Coimisiún
Pleanála

**Commission Order
PL-500128-WW**

Planning and Development Act 2000, as amended

Planning Authority: Wicklow County Council

Planning Register Reference Number: 25/60509

Appeal by John Synnott and by Newtown Community Forum against the decision made on the 28th day of September, 2025 by Wicklow County Council to grant subject to conditions a permission to Paul and Grace Kavanagh.

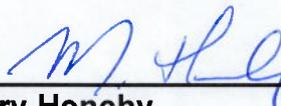
Proposed Development: Demolition of existing structures (410 square metres total) and development of three-storey building (gross floor area total 780 square metres) of ground level retail unit (260 square metres), two number residential floor levels comprising five number duplex units with rear 1st and 2nd floor terraces and hard/soft landscaping, site lighting, drainage, amendments to existing site level, removal of vehicular entrance from side street, and rear yard area, and all associated site works. Change of use from retail/commercial to retail/residential, all at Main Street, Newtownmountkennedy, County Wicklow. Adjacent sites include protected structure (reference number 13-40) and Part 8 application (reference number 22019).

Decision

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

Reasons and Considerations

Having regard to the prominent town centre location of the site, which fronts onto Market Square and Main Street and adjoins a protected structure, it is considered that the proposed provision of an external residential access staircase and platform lift onto Market Square, and the scale, prominence, and materiality of these elements, would constitute an inappropriate, incongruous and visually intrusive form of development that would detract from the established character and architectural coherence of the streetscape, and would adversely affect the setting of the adjoining protected structure. Furthermore, it has not been demonstrated to the satisfaction of the Commission how the proposed development would integrate with the approved public realm works to the front of the site or, in the event of the works not progressing, with the existing public realm. The proposed development 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 4th day of *March* 2026.