



An
Coimisiún
Pleanála

Commission Order
PL-500340-WW

Planning and Development Act 2000, as amended

Planning Authority: Wicklow County Council

Planning Register Reference Number: 25/256

Appeal by Brian Cruise against the decision made on the 29th day of October, 2025 by Wicklow County Council to refuse permission.

Proposed Development: Two number 20-foot shipping containers to be kept on site for the duration of the construction phase. Temporary security fencing (Heras fencing) to be kept on site for the duration of the construction phase. Permission to erect a single storey (147.30-square-metre) machine store with a ridge height not exceeding 4.9 metres high. Erect 1.8-metre-high Paladin perimeter fencing and entrance gates and perimeter hedgerow. Bally Lusk stone driveway or similar approved stone, and planning permission is also sought to remove condition number 2 of permission granted under planning register reference number 21/961, all at Greenane Beg, Ballintombay Lower, Rathdrum, County Wicklow.

Decision

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

Reasons and Considerations

1. Objective CPO 13.17 of the Wicklow County Development Plan 2022-2028 states that 'private wastewater treatment plants for multi-house developments will not be permitted.' The proposed development, which represents a multi-house development and is proposed to share a communal private effluent treatment system, would materially contravene the said objective and, if permitted, would serve to create an undesirable precedent for similar proposals in the future. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would endanger public safety by reason of a serious traffic hazard as the achievement of appropriate sightlines have not been suitably demonstrated for the location of the proposed entrance. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Based on the lack of sufficient information presented with the planning application and the appeal, it is considered that the applicant has not demonstrated compliance with the requirements of Objective CPO 6.38 (Housing Occupancy) of the Wicklow County Development Plan 2022-2028. The proposed development would serve to create an undesirable precedent for similar proposals in the future, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Marie O'Connor

Marie O'Connor

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this *30th* day of *March* 2026.

