

Planning and Development Act 2000, as amended

Planning Authority: Wicklow County Council

Planning Register Reference Number: 25/60356

APPEAL by Olive and Barry Herriott against the decision made on the 22nd day of December, 2025 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: Demolition of swimming pool and ancillary structures, and the construction of a single storey, three-bedroomed house and part basement, rooflights and sedum roof along with new vehicular entrance from Whitshed Road, together with associated site works, all at Nullamore, Whitshed Road, Greystones, County Wicklow, as revised by the further public notice received by the planning authority on the 14th day of November, 2025.

Decision

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

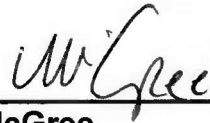
Reasons and Considerations

The site of the proposed development is located within the Burnaby Architectural Conservation Area, a nationally significant historic residential suburb from the turn of the 19th and 20th centuries. The Wicklow County Development Plan 2022-2028, Objective CPO 8.22 (Architectural Conservation Area Objectives), and the Greystones/Delgany and Kilcoole Local Planning Framework (variation number 4 of the County Development Plan) seeks to protect, safeguard and enhance the special character and environmental quality of Architectural Conservation Areas.

Having regard to the information submitted in support of the subject application, and in particular to the alteration of the northern site boundary (by way of unsolicited further information) to bring the proposed development, including site boundaries and retaining structures, closer to Nullamore, the period two-storey detached property on the overall landholding, and in the absence of detailed site sections, boundary material details and interfaces, and in the absence of a detailed Architectural Heritage Impact Assessment prepared in accordance with the Architectural Heritage Protection Guidelines 2011, the Commission was not satisfied that the proposed development would not detract from the character and immediate setting of that existing period property. The proposed development would, therefore, be contrary to the provisions of the development plan and the Greystones/Delgany, and Kilcoole Local Planning Framework, regarding the protection, safeguarding and enhancement of the special character and environmental quality of the Burnaby Architectural Conservation Areas.



The proposed development would, therefore, be contrary to proper planning and sustainable development of the area.



Liam McGree

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

Dated this 19th day of MAY 2026.