



An
Coimisiún
Pleanála

Commission Order
PL-500993-WW-26

Planning and Development Act 2000, as amended

Planning Authority: Wicklow County Council

Planning Register Reference Number: 2560967

Application for Leave to Appeal against the decision of the planning authority by Shaun O'Beirne having an interest in land adjoining the land in respect of which Wicklow County Council decided on the 20th day of February 2026 to grant, subject to conditions, a permission to Ashling and Barry O'Connor.

Proposed Development: Dormer extension to side and all associated site works, all at 178 Redford Park, Greystones, County Wicklow.

Decision

REFUSE leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, based on the reasons and considerations set out below.

Reasons and Considerations

It is considered that while it has been shown that the development, in respect of which a decision to grant permission has been made, will differ materially from the development as set out in the application for permission by reason of Condition number 1 imposed by the planning authority, which permits the changes in fenestration on the proposed dormer submitted at further information stage, it has not been shown that the imposition of this condition will materially affect the applicant's enjoyment of the land adjoining the land in respect of which it has been decided to grant permission, or reduce the value of the land, having regard to the separation distance of 12.9 metres between the proposed window on the dormer and the rear boundary of the property subject to the grant of permission, to the overall separation distance between the two properties and their orientation to each other, and to the separation distance of 22 metres specified between opposing windows above ground level in Volume 3, Appendix 1 of the Wicklow County Development Plan 2022 - 2028.



Mary Gurríe

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

Dated this *09* day of *April* 2026.