

An
Coimisiún
Pleanála

**Commission Order
PL-501072-WW**

Planning and Development Act 2000, as amended

Planning Authority: Wicklow County Council

Planning Register Reference Number: 26/60021

Appeal by Trevor and Oonagh Doyle against the decision made on the 2nd day of March, 2026 by Wicklow County Council to refuse permission.

Proposed Development: Single storey extension to the side and rear along with a replacement roof and attic conversion along with the upgrading of the existing sand polishing filter and all associated site works, all at Magnamore, Lisheens, Brittas, County Wicklow.

Decision

GRANT permission for the above proposed development based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the provisions of the Wicklow County Development Plan 2022-2028, the nature, scale, and location of the proposed development on an existing residential site, and having regard to the design of the wastewater treatment system, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of visual and residential amenity, would be acceptable in terms of wastewater treatment, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. (a) The roof colour of the proposed attic conversion and extension shall be blue-black, black, dark brown or dark-grey. The colour of the ridge tile shall be the same as the colour of the roof.
- (b) The external walls of the proposed development shall be finished in neutral colours such as grey or off-white.

Reason: In the interest of visual amenity.

3. The wastewater filtration area shall be extended by 75 square metres as detailed on the site plan drawing number 25.003 and in the site assessor cover letter dated the 3rd of December, 2025.

Reason: In the interest of public health and to prevent water pollution.

4. All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

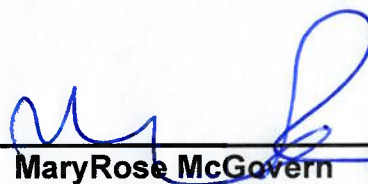
Reason: In the interest of traffic safety and to prevent flooding or pollution.

5. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



MaryRose McGovern

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

Dated this 22nd day of July 2026.