

An
Coimisiún
Pleanála

**Commission Order
PL-501170-WW**

Planning and Development Act 2000, as amended

Planning Authority: Wicklow County Council

Planning Register Reference Number: 26/60077

Appeal by Enda Dempsey against the decision made on the 31st day of March, 2026 by Wicklow County Council to refuse permission.

Proposed Development: Retention of existing agriculture lane, as constructed, and permission for upgrading existing lane, upgrading existing entrance onto public road, the construction of a new dwelling, wastewater treatment unit and polishing filter, new well and associated works, all at Ballinacor West, Kilbride, County Wicklow.

Decision

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

Reasons and Considerations

1. Having regard to the provisions of the Wicklow County Development Plan 2022-2028, in particular Objective CPO 6.4 and Objective CPO 6.44, which require that all rural houses should be in accordance with the standards of the Wicklow Single Rural House Design Guide, which is contained in Appendix 2 of the development plan, and should be simple and unobtrusive to respond to the characteristics of the site, and having regard to the position of the proposed rural house on an elevated site, and set back from the public road by a distance of more than 200 metres, it is considered that the proposed house would not be in accordance with the Wicklow Single Rural House Design Guide, and would fail to demonstrate good integration within the wider landscape. The proposed development and development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

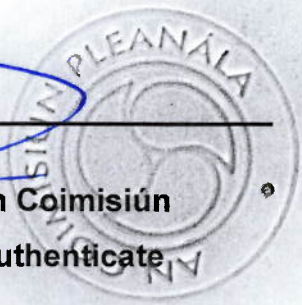
2. The site of the proposed development and development proposed to be retained is located within an Area of High Amenity (South East Mountain Lowlands) in the Landscape Hierarchy of the Wicklow County Development Plan 2022-2028, where emphasis is placed on the importance of designing with the landscape and of the siting of development to minimise visual intrusion, as set out in the current Wicklow Single Rural House Design Guide, which is considered to be reasonable. Having regard to the topography of the site, the elevated positioning of the proposed house, together with the resulting extensive access road, it is considered that the proposed development and development proposed to be retained would form a discordant and obtrusive feature on the landscape at this location, would result in an incremental erosion of the sensitive landscape in the area, would militate against the preservation of the rural environment, would set an undesirable precedent for other such prominently located development in the vicinity, and would, therefore, be contrary to the proper planning and sustainable development of the area.



MaryRose McGovern

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 7th day of August 2026.