

An
Coimisiún
Pleanála

Commission Order
PL-501215-WW

Planning and Development Act 2000, as amended

Planning Authority: Wicklow County Council

Planning Register Reference Number: 25/60818

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

Proposed Development: Construction of a fully serviced dwellinghouse and garage, install sewage treatment system to EPA guidelines, with all associated site works, all at Ballyknocker, Shillelagh, County Wicklow.

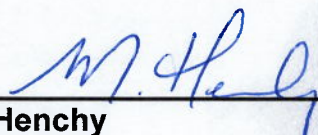
Decision

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

Reasons and Considerations

Having regard to the rural housing policies in the Wicklow County Development Plan 2022-2028, in particular Policy CPO 6.1 and Table 6.3 (Rural Housing Policy), the Commission having considered the totality of the information on the file concluded that the applicant has not demonstrated either a social or economic need for a house at this location in the open countryside. The Commission considered that the proposed development would contribute to non-essential housing in the open countryside, would be contrary to Policy CPO 6.1 of the development plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission did not concur with the Inspector that the applicant has demonstrated a social need to live in this particular rural area; the access to a site on family land is not in itself a justification for a house.



Mary Henchy

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

Dated this *21st* day of *Sept* 2026.

