



An
Coimisiún
Pleanála

Inspector's Report

PL-501693-WW-26

Development	Alterations and extensions to a house and all associated site works.
Location	The Avenue, Tombrean, Carnew, Co. Wicklow.
Planning Authority	Wicklow County Council.
Planning Authority Reg. Ref.	2560983
Applicant(s)	Svetlana Zavadska & Eduards Zavadskis.
Type of Application	Permission.
Planning Authority Decision	Refuse Permission.
Type of Appeal	First Party.
Appellant(s)	Svetlana Zavadska & Eduards Zavadskis.
Observer(s)	None on file.
Date of Site Inspection	29 th September, 2026.
Inspector	Aiden O'Neill.

Table of Contents

1.0	Site Location and Description	3
2.0	Proposed Development	3
3.0	Planning Authority Decision	4
4.0	Planning History	8
5.0	Policy Context	8
6.0	EIA Screening	13
7.0	The Appeal	14
8.0	Assessment	16
9.0	AA Screening	21
10.0	Water Framework Directive	22
11.0	Recommendation	23
12.0	Reasons and Considerations	23
13.0	Conditions	23
Appendix 1: Form 1 EIA Pre-Screening		28

1.0 Site Location and Description

- 1.1. The proposed development site, 0.12ha in area, comprises an L-shaped single-storey 2-bedroom detached dwelling, c. 5.425m in height, with a gable slate roof, set back from the public road, the L-7222-0, by between 5-6m, with off street space for parking, and mature trees and a low stone wall to north, with a recently constructed post and rail timber fence to the south, and temporary fencing located along the western boundary.
- 1.2. The existing dwelling is vacant and is in extremely poor condition, having been fire damaged some time ago, with slates missing from the roof, and windows boarded up. There is construction fencing erected at the front (east) of the site, and construction materials, and a container, are stored externally across the site.
- 1.3. There is an existing mobile home on site which is occupied by the appellant. This mobile home is connected to the onsite septic tank.
- 1.4. The site of the proposed development is located at the northern end of a ribbon of 6no. individual dwellings in a rural area, c. 155m from the Carnew to Ferns Road (L7223) and Tombreen Bridge over the River Mine, to the south-west of Carnew, close to the Wicklow/Wexford border.
- 1.5. The existing dwelling is connected to the public mains, and surface water is disposed of via a soakpit. Waste water is treated by a septic tank.
- 1.6. There is a range of dwelling types in the vicinity, principally large modern dormer dwellings. The nearest dwelling to the south is single-storey, part two-storey with rear rooflights, with a front porch and side extensions, and is located close to the shared boundary with the proposed development site, at higher level. This dwelling is in need of maintenance but is occupied.

2.0 Proposed Development

- 2.1. The proposed development, as originally lodged for permission, will consist of the change of the existing single-storey house (c. 58.44m²) into a dormer-style 1.5 storey dwelling, including the construction of a first-floor rear dormer extension with front (eastern) elevation rooflights and alterations to the existing house, addition of 15.87m²

ground floor office room to form a rectangular plan, and new 5.06m² front porch, the installation of a new wastewater treatment system, the removal of the existing septic tank, and associated site works. The proposed development will provide a 3-bed dwelling. The height of the proposed development is 6.82m, and the total floorspace will increase to 113.51m².

- 2.3 A new perimeter paved area as well as footpath to the south and west of the dwelling are proposed, as was a new vehicular entrance with space for off-street parking, and new front boundary fence and gate.
- 2.4 The Site Characterisation Form dated 13th February, 2025 accompanying the application notes that while the tests failed on site due to a very high water table, a best fit sewage system is proposed for the existing dwelling on site, which will involve the removal of the existing septic tank and the installation of a 5 person wastewater treatment unit, 'ter' 3 pod filter pod and 75 sqm attenuation layer in accordance with EPA 2021 standards.
- 2.5 In response to a Request for Further Information (RFI), a revised design of a two-storey dwelling with a double-pitched, double-gable (valley) roof design, 8.74m² in height, generally on the same footprint of the proposed development as originally lodged. The original ground floor front window openings are maintained. Revised first floor fenestration, rooflights and rear patio doors are proposed, with traditional sash windows on both floors, and the first-floor windows aligned and sized to match the ground floor. The previously proposed first-floor rear dormer extension and front porch omitted. Limestone cladding is proposed on the front and part side of the ground floor of the proposed development, with a sand-dash finish to the remainder. Cast-effect uPVC gutters and downpipes are proposed, as well as a traditional red front door. The proposed vehicular access was also omitted. Further landscaping is proposed. A Design Statement and Schedule of Proposed Materials for Heritage Conservation is included with the RFI response.

3.0 Planning Authority Decision

3.1. Decision

The Planning Authority decided to refused permission on 18th June, 2026, for the following reason:

1. Having regard to:

- The small existing cottage on site, considered to be of architectural heritage merit, and
- The design and scale of the proposed alterations and extension with respect to the existing cottage,

It is considered the proposed extension would overwhelm the existing dwelling, would be contrary to the visual amenities of the area, would not accord with County Development Plan standards which provides that extensions should be unobtrusive and should not distort the existing scale and mass of development on site, and would significantly diminish the architectural integrity of the existing building on site of historic interest. To allow this development would result in a significant loss of historic fabric in County Wicklow and would be contrary to the objectives CPO 8.18 and CPO 8.20 of the County Development Plan 2022-2028 which seeks conserve such traditional dwellings and features as to protect the County's architectural heritage. The development would therefore be contrary to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The report of the Area Planner dated 27th January, 2026 states the following:
- Having regard to the objectives for this area as set out in the County Development Plan 2022-2028, and the existing dwelling on site, the proposed works are considered acceptable in principle subject to appropriate design, preservation of architectural heritage merit, public health, etc.
- On review of OS historical mapping it is observed that the existing cottage likely dates to the 19th century, with same considered to be of architectural heritage merit.
- An extension of scale would in principle be permissible on site in light of the limited size of the existing accommodation.
- It is considered that the proposed extensions / alterations would fall short of the requirements of the Single Rural Houses Design Guidelines.

- The works are not considered to be sympathetic or subservient to the existing cottage and would instead see to excessively distort the scale and mass of the existing development.
- The works as proposed shall result in the loss of architectural heritage on site, contrary to the provision of objective CPO 8.25 of the County Development Plan 2022-2028.
- Upon site inspection, the presence of a mobile home / modular structure to the rear of the existing dwelling was noted. The existing mobile home, for which no permission exists, may constitute unauthorised development.
- Noting the siting and design of the proposed works, the development proposal is not considered to pose any meaningful threat to the neighbouring amenities of the locality.
- The subject site, at some 0.120ha in size, provides for ample open space to serve the existing dwelling / proposed extensions. Clarification is required on boundary treatments.
- Sufficient parking is proposed on site. No sightline distances have been denoted upon the submitted site layout, and the development description does not include the provision of a new vehicular entrance on site.
- In relation to wastewater, it is proposed to replace the existing on site WWTS with a new 5PE sewage treatment plant located to the rear of the dwelling. The EHO report received notes that although an appropriate percolation value could not be obtained (i.e. a value of less than 120 would not be possible) it is considered that as there is an existing dwelling and septic tank on site, the proposed wastewater treatment system will be an improvement on the current situation and shall have a positive environmental impact at this site. The proposal is in this regard deemed permissible subject to condition.

A Request for Further Information (RFI) was issued on 28th January, 2026 and responded to on 28th May, 2026.

The Area Planner's report dated 17th June, 2026 on the response to the RFI states that:

- The proposed revised extension / alterations provide for a two-storey valley roofed dwelling possessing a total GFA of approx. 190sqm. It remains that the proposed extension / alterations would not be considered to be sympathetic or subservient to the existing dwelling and would instead excessively distort the scale and mass of existing development on site. It also remains that the proposed works would significantly diminish the architectural integrity of the existing building on site, noted as being of historic interest. To allow this development would therefore be contrary to objectives CPO 8.18 and CPO 8.20 of the County Development Plan 2022-2028 which seeks conserve / retain such traditional buildings as to protect the County's architectural heritage. The development would therefore be contrary to the proper planning and sustainable development of the area.
- The applicant has omitted proposals for the provision of a new vehicular entrance.
- The existing mobile home is stated to be strictly a temporary living arrangement during reconstruction works and that the structure 'will be removed immediately upon completion of the renovation and will not form part of any long-term development on the site.
- The currently stone boundary wall is to be retained. A landscaping scheme has also been provided
- The Area Planner's report is the basis for the Planning Authority's decision to refuse permission.

3.2.2. Other Technical Reports

The report of the Environmental Health Officer dated 11th December, 2025 notes that the existing septic tank to be decommissioned. It is also noted that the site size is below the recommended sizing of 0.15 ha for a mains water supply as per Wicklow County Council's policy for wastewater treatment systems and disposal systems for single houses pe<10. However this is an existing dwelling with conventional septic tank and an upgrade of the WWTS should have a positive environmental impact at this site. Percolation tests failed due to a very high water table. As the percolation test holes were fully submerged, an appropriate percolation value could not be obtained i.e. a

value of less than 120 would not be possible which in turn would make the selected location within the site unsuitable for a DWWTS discharging to ground. (Section 6.5,EPA CoP 2021), however, as there is an existing dwelling which has a need for wastewater treatment the proposed wastewater treatment system will be an improvement on the current situation.

The report of the Chief Fire Officer dated 15th January, 2026 requests that works to comply with Appendix D of Technical Guidance Document Pat B, Volume 2, Fire Safety, Dwelling Houses (2017).

3.3. Prescribed Bodies

None on file.

3.4. Third Party Observations

None on file.

4.0 Planning History

4.1 There is no recent planning history.

5.0 Policy Context

5.1. Development Plan

The applicable Plan is the Wicklow County Development Plan 2022-2028.

In Chapter 4 (Settlement Strategy), the proposed development site is located in a Level 10 settlement: rural area (open countryside). By reference to Map No. 04.02, the site is located in the Baltinglass MD to the south-west of the Level 5 Small Town of Carnew. It is stated that development within the rural area should be strictly limited to proposals where it is proven that there is a social or economic need to locate in the area. Protection of the environmental and ecological quality of the rural area is of paramount importance and as such particular attention should be focused on ensuring that the scenic value, heritage value and/or environmental / ecological / conservation quality of the area is protected.

Objective CPO 4.10 seeks to support the sustainable development of rural areas by encouraging growth while managing the growth of areas that are under strong urban influence to avoid over-development.

Section 6.3.8 of Chapter 6 states that the Planning Authority will continue to avoid urban generated rural housing and ensure the needs of those with a bona fide necessity to live in the rural area are facilitated.

It is also stated that Wicklow's rural areas are considered to be 'areas under urban influence' due to their location within the catchment of Dublin, Bray, Greystones, Wicklow-Rathnew and Arklow in addition to Gorey (Co. Wexford) and Naas (Co. Kildare).

CPO 6.1 states that new housing development shall be required to locate on suitably zoned or designated land in settlements and will only be considered in the open countryside when it is for the provision of a rural dwelling for those with a demonstrable housing social or economic need to live in the open countryside.

CPO 6.4 states that all new housing developments (including single and rural houses) shall achieve the highest quality of layout and design, in accordance with the standards set out in the Development and Design Standards (Appendix 1) and the Wicklow Single Rural House Design Guide (Appendix 2).

CPO 6.36 states that urban generated housing shall not be permitted in the rural areas of the County, other than in rural settlements that have been deemed suitable to absorb an element of urban generated development as set out in the Settlement Strategy.

CPO 6.41 seeks to facilitate residential development in the open countryside for those with a housing need based on the core consideration of demonstrable functional social or economic need to live in the open countryside in accordance with the requirements set out in Table 6.3. Table 6.3 Rural Housing Policy Housing Need / Necessary Dwelling defines those who can demonstrate a clear need for new housing.

It is also stated that in the event of conflict of any other settlement strategy objective / Landscape Zones and categories, a person who qualifies under policy CPO 6.41 their needs shall be supreme, except where the proposed development would be a likely traffic hazard or public health hazard.

CPO 6.42 states that where permission is granted for a single rural house in the open countryside, the applicant will be required to lodge with the Land Registry a burden on the property, in the form of a Section 47 agreement, restricting the use of the dwelling for a period of 7 years.

With regard to the preservation of views and prospects, it is stated that the protection and conservation of views and prospects should not give rise to the prohibition of development, but development should be designed and located to minimise impact.

CPO 6.43 states that the conversion or reinstatement of non-residential or abandoned residential buildings back to residential use in the rural areas will be supported where the proposed development meets the following criteria:

- the original walls must be substantially intact – rebuilding of structures of a ruinous nature will not be considered;
- buildings must be of local, visual, architectural or historical interest;
- buildings must be capable of undergoing conversion / rebuilding and their original appearance must be substantially retained; (a structural survey by a qualified engineer will be required with any planning application); and
- works must be executed in a sensitive manner and retain architecturally important features wherever possible and make use of traditional and complementary materials, techniques and specifications.

CPO 6.44 seeks to require that rural housing is well-designed, simple, unobtrusive, responds to the site's characteristics and is informed by the principles set out in the Wicklow Single Rural House Design Guide. All new rural dwelling houses should demonstrate good integration within the wider landscape.

CPO 8.18 of Chapter 8 (Built Heritage) seeks (through the development management process) the retention, conservation, appropriate repair and reuse of vernacular buildings and features such as traditional dwellings and outbuildings, historic shopfronts, thatched roofs and historic features such as stonewalls and milestones. The demolition of vernacular buildings will be discouraged.

CPO 8.20 states that where an item or a structure (or any feature of a structure) is considered to be of heritage merit (where not identified in the RPS), the Planning

Authority reserves the right to refuse permission to remove or alter that structure / item, in the interests of the protection of the County's architectural heritage.

CPO 13.16 of Chapter 13 in relation to Water Services states that permission will be considered for private wastewater treatment plants for single rural houses where:

- the specific ground conditions have been shown to be suitable for the construction of a treatment plant and any associated percolation area;
- the system will not give rise to unacceptable adverse impacts on ground waters / aquifers and the type of treatment proposed has been drawn up in accordance with the appropriate groundwater protection response set out in the Wicklow Groundwater Protection Scheme (2003);
- the proposed method of treatment and disposal complies with Wicklow County Council's 'Policy for Wastewater Treatment & Disposal Systems for Single Houses (PE ≤ 10)' and the Environmental Protection Agency "Waste Water Treatment Manuals"; and
- in all cases the protection of ground and surface water quality shall remain the overriding priority and proposals must definitively demonstrate that the proposed development will not have an adverse impact on water quality standards and requirements set out in EU and national legislation and guidance documents.

Section 17.3 of the Plan in relation to Landscape identifies a hierarchy of 6no. landscape categories. The proposed development site is located in a Level 5 landscape, Rolling Lowlands, stated to refer to the gently rolling and undulating countryside best described as low-lying when compared to the rest of the terrain in Co. Wicklow. These landscape areas are generally located adjacent to the corridor zone or surrounded by more elevated lands within the 'Area of High Amenity'. Development proposals within this area should aim to locate within existing clusters of structures / tree stands and avoid locating new development in open fields. In addition, throughout the rolling lowlands field patterns, intact hedgerows should be conserved and where possible enhanced

CPO 17.35 states that all development proposals shall have regard to the County landscape classification hierarchy.

CPO 17.37 seeks to resist development that would significantly or unnecessarily alter the natural landscape and topography, unless it can be demonstrated that the development would enhance the landscape and / or not give rise to adverse impacts.

CPO 17.38 seeks to protect listed views and prospects from development that would either obstruct the view / prospect from the identified vantage point or form an obtrusive or incongruous feature in that view / prospect.

There are no views of Special Amenity Value or Special Interest for the proposed development site in the Plan.

Appendix 2 of Volume 3 of the Plan sets out the Design Guidelines for Single Rural Dwellings. This states that all new developments will be required to be sited in such a way that allows them to blend into the landscape and not form an overly visible or strident feature on the landscape.

In relation to extensions, it is stated that the design of an extension should be sympathetic to the existing house. This does not mean that it has to exactly match the existing style, height and finishes, but that it should complement the existing house and not look out of place.

A good extension is usually subservient to the main building i.e. extensions should be designed so that they look like extensions rather than a new house 'attached' to an old house.

Extensions can reflect traditional aspects of the existing building, but contemporary extensions can also serve to complement the existing building. There are no hard and fast rules about the size of an extension, but it will be necessary to ensure that:

- The extension respects the size of the existing house;
- The extension does not reduce the area of the garden to such a degree that it affects the usefulness of the garden;
- The site is big enough to accommodate the extension as well as all the other facilities that a house requires e.g. effluent disposal system, car-parking area etc.

5.2. Relevant National or Regional Policy / Ministerial Guidelines

National Planning Objective (NPO) 28 of the National Planning Framework First Revision 2025 (NPF) seeks to ensure, in providing for the development of rural housing, that a distinction is made between areas under urban influence, i.e. within the commuter catchment of cities and large towns and centres of employment, and elsewhere.

In rural areas under urban influence, facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area and siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.

Sustainable Rural Housing Guidelines for Planning Authorities (2005)

These guidelines differentiate between Urban Generated Housing and Rural Generated Housing and directs urban generated housing to towns and cities and lands zoned for such development. A number of rural area types are identified including rural areas under strong urban influence which are defined as those in proximity to the immediate environs or close commuting catchment of large cities and towns. Urban generated housing has been identified as development which is haphazard and piecemeal and gives rise to much greater public infrastructure costs. Examples of rural generated housing need outline 'persons who are an intrinsic part of the rural community' to include people who have lived most of their lives in rural areas and are building their first homes, and 'persons working full-time or part-time in rural areas'.

5.3. Natural Heritage Designations

The proposed development site is c. 2.8km to the south-east of the Slaney River Valley SAC (Site Code: 000781).

6.0 EIA Screening

- 6.1. The proposed development does come within the definition of a 'project' for the purposes of EIA, as it involves the execution of construction works. However, it does not fall within a class set out in Schedule 5, Part 1 or 2 of the Planning and Development

Act, 2000, as amended. Therefore, EIA is not required. Refer to Form 1 in Appendix 1 of this report.

7.0 The Appeal

7.1. Grounds of Appeal

The First Party appeal against the refusal of permission makes the following points:

- The decision does not accurately reflect the revised proposal submitted on 27th May, 2026, nor does it take into account the detailed conservation-led design statement and clarifications provided in the response to the Further Information request.
- The proposed development seeks to restore and conserve an existing traditional rural cottage that has fallen into deterioration over many years.
- The intention is to preserve the historic structure, retain all original window openings, restore traditional proportions and reinstate the cottage's original rectangular footprint by removing the later L-shaped extension.
- The revised design submitted in May 2026 no longer includes the dormer bungalow from originally proposed, nor does it include the front porch or the new vehicular entrance.
- The revised proposal introduces a modest two-storey structure designed with an M-shaped roof to reduce perceived bulk and finished in sand dash to ensure it remains visually subservient.
- The original cottage clad in traditional Irish limestone, remains the primary visual element.
- These revisions were made to address the Planning Authority's concerns and to comply with the Wicklow Rural Design Guide and the Plan.
- The refusal states that the proposed extension will overwhelm the existing dwelling, diminish its architectural integrity and conflict with objectives CPO 8.18 and CPO 8.20.

- However, the revised design enhances the architectural heritage of the cottage. The entire original structure is retained, including all historic window openings. The limestone cladding reinforces the cottage's traditional character and matches another cottage on the same road. The reinstatement of hedging and tree planting restores the natural landscape setting that previously existed. The design choices – traditional sash windows, cast-effect gutters, and authentic materials – were made specifically to conserve the cottage's heritage value.
- The revised extension is deliberately modest in form and clearly subservient to the original cottage. The sand-dash finish visually distinguishes new from old ensuring that the historic structure remains the dominant element when viewed from the public road. These measures are aligned the Rural Design Guide principles of sensitive rural design, subservient extensions and respect for traditional proportions.
- The proposal has no negative impact on neighbouring properties. The nearest dwelling lies c. 11m to the south-east. A structure located to the north-west cannot overshadow a property to the south-east. There will be no loss of sunlight, no overbearing impact and no reduction in residential amenity.
- The proposal supports rural regeneration and sustainable development:
 - Restoring a derelict cottage prevents further decay.
 - Installing a modern wastewater treatment system significantly improves environmental performance compared to the outdated septic tank.
 - The reuse of existing structures reduces demolition waste and preserves embodied carbon.
 - The family is integrated into the local community. The appellant's child attends school in Carnew. The restoration allows the appellant to secure a permanent home during the current housing crisis.
- The refusal reason appears to relate to the original dormer-style proposal rather than the revised proposal, as the refusal specifically refers to a front porch and dormer-style extension. This strongly suggests that the revised drawings and supporting documentation were not fully assessed.

- The Commission is requested to evaluate the proposal based on the revised materials submitted on 27 May 2026, and overturn the refusal and grant permission.

7.2. Planning Authority Response

- None on file.

8.0 Assessment

8.1. Having examined all the application and appeal documentation on file, and having regard to relevant policy, I consider that main issues which require consideration in this appeal are those raised in the grounds of appeal.

8.2. The main appeal issues are, therefore, as follows:

- Compliance with planning policy
- Wastewater treatment
- Unauthorised development

8.3 Compliance with planning policy

8.3.1 The proposed development site comprises an existing fire-damaged single-storey traditional rural vacant dwelling that is in a poor state of repair, but, nevertheless, is suitable for use as a habitable house subject to extensive repair and renovation works.

8.3.2 The Planning Authority refused permission on the basis that, having regard to its design and scale, the proposed extension would overwhelm the existing dwelling and would be contrary to the policies of the Plan which states that such extensions should be unobtrusive and should not distort the existing scale and mass of development on site. It was also determined that the proposed development would significantly diminish the architectural integrity of the existing building on site of historic interest, contrary to objectives CPO 8.18 and CPO 8.20 of the Plan.

8.3.3 The existing dwelling is not a Protected Structure, nor is it listed on the NIAH, nor is it a Recorded Monument. It does, however, constitute a vernacular building to which objective CPO 8.18 of the Plan applies. The original dwelling had a particular charm and character typical of a traditional rural Irish cottage.

- 8.3.4 In compliance with objective CPO 8.18, the proposed development does not seek the demolition of the existing dwelling, but seeks to extend it.
- 8.3.5 The original proposal as submitted for planning permission comprised a dormer dwelling with gable roof, extensive rooflights on the front elevation, a porch and an extension to the existing L-shaped dwelling to provide a rectangular plan. The proposal submitted in response to the RFI comprised a two-storey valley design with less rooflights, including none on the front roof elevation, and the removal of the front porch.
- 8.3.6 The appellant's response to Further Information also set out in detail how the architectural character of the existing dwelling influenced the design of the proposed extension, to include:
- The retention of the original structure, including all historic window openings.
 - The use of limestone cladding
 - The reinstatement of hedging and tree planting.
 - Design choices, including traditional sash windows, cast-effect gutters, and authentic materials.
 - A modest design, subservient to the original cottage and respect for traditional proportions.
- 8.3.7 The appellant contends in the appeal that the decision of the Planning Authority does not accurately reflect the design and heritage detail submitted in response to the RFI, however I do not consider that to be the case.
- 8.3.8 What I do consider is that insufficient weight was given by the Planning Authority to the status of the existing dwelling as vacant and fire-damaged, and to its state of disrepair.
- 8.3.9 While the Planning Authority reserves the right to refuse permission in the context of objective CPO 8.20, I do consider that the repair and restoration of the existing dwelling, particularly given its poor state, but that is nonetheless worthy of salvage, is in the interests of the protection of the County's vernacular architectural heritage, and the efforts of the appellant to bring a vacant, fire-damaged dwelling back into use should be acknowledged.
- 8.3.10 I note that objective CPO 6.43 supports the reinstatement of abandoned residential buildings back to residential use in the rural areas, provided that:

- the original walls must be substantially intact – rebuilding of structures of a ruinous nature will not be considered: The original walls are substantially intact, notwithstanding the extent of fire damage.
- buildings must be of local, visual, architectural or historical interest: the existing dwelling is of traditional vernacular architecture.
- buildings must be capable of undergoing conversion / rebuilding and their original appearance must be substantially retained; (a structural survey by a qualified engineer will be required with any planning application): the existing dwelling is capable of conversion, and the original appearance will be retained. A structural survey was not included with the application. There is some concern about the bearing capacity of these walls to sustain a two-storey extension, however this is outside the scope of the assessment. The requirement for a structural survey is recommended to be attached by condition, in the event of a grant of permission.
- works must be executed in a sensitive manner and retain architecturally important features wherever possible and make use of traditional and complementary materials, techniques and specifications: subject to refinement of the proposed limestone cladding (addressed later in the report), the proposed development retains original features and makes use of traditional and complementary materials.

8.3.11 I also have had regard to objective CPO 6.44 of the Plan which seeks to require that rural housing is well-designed, simple, unobtrusive, responds to the site's characteristics and is informed by the principles set out in the Wicklow Single Rural House Design Guide, as well as good integration with the wider landscape.

8.3.12 The Design Guidelines further state that consideration must also be paid to other dwellings that may be in close proximity to the proposed development site. Having regard to the nature and form of individual rural dwellings and the range of styles prevalent in the area, I do not consider that the proposed development will form an overly visible or obtrusive feature in the Rolling Lowlands landscape in which it is situated.

8.3.13 It is also considered that the proposed development is aligned with the Design Guidelines in that the proposed dwelling is of contemporary design, is simple in form

and shape and avoids an excessive number of block shapes and heights, and features such as roof pitches, wings, protruding windows, porches, or conservatories.

8.3.14 Of particular note is that a valley roof style, as proposed in this instance, is one of the recommended roof profiles in the Wicklow Design Guidelines for Single Rural Dwellings of the Plan.

8.3.15 Furthermore, the main body of the house remains the dominant element and is clearly distinguishable by way of the retention of the original ground floor front window openings, and the materials proposed.

8.3.16 It is also noted that the arrangement of openings are kept simple and are generally of the same size and style across the entire façade, in compliance with the Guidelines. Fenestration proposed for the upper floor reflects the ground floor opes and are generally in proportion.

8.3.17 I also note that the existing dwelling is 5.425m in height, and that the proposed dwelling is 8.74m² in height. I note the Wicklow Design Guidelines for Single Rural Dwellings, which states that, generally, a high quality 2-storey house will be preferred to a lower quality dormer bungalow, the key parameters being the ability of the site and landscape to absorb the house. I do not consider the increase in height to be excessive or out of scale relative to the pattern of development in the vicinity, or the rural area in general.

8.3.18 In addition, the existing dwelling is stated to be 58.44m², whereas the proposed development submitted in response to the RFI, excluding the porch, is c. 108.45m².

8.3.19 Therefore, the proposed extension is subservient to the height of the existing dwelling, and generally subservient to the floorspace of the existing dwelling. In addition, the proposed development extends the existing L-shaped block to a rectangular form but generally aligns with the existing footprint.

8.3.20 In this context, it is considered that the proposed development as amended in response to the RFI accords with the requirements of objective CPO 6.44 of Volume 1 of the Plan, and the Design Guidelines for Single Rural Dwellings. The design of the extension is sympathetic to the existing house. It is subservient to the main building, and reflects traditional aspects of the existing building. The extension also respects the size of the existing house; it does not reduce the area of the garden to such a degree that it affects the usefulness of the garden; the site is big enough to accommodate the extension as well as all the other facilities that a house requires.

8.3.21 It is noted, however, that the proposed limestone cladding is not appropriate or in character with the original dwelling, which appeared to be rendered. It is recommended that materials are agreed with the Planning Authority prior to the commencement of development, in the event of a grant of permission.

8.4 Wastewater Treatment

8.4.1 The existing dwelling is served by a septic tank. The proposed development seeks to replace the septic tank with a tertiary wastewater treatment unit with polishing filter in accordance with EPA 2021 standards.

8.4.2 It is a concern that the Site Characterisation Form dated 13th February, 2025 accompanying the application notes that the percolation tests failed on site due to a very high water table.

8.4.3 Objective CPO 13.16 of Volume 1 of the Plan states that permission will be considered for private wastewater treatment plants for single rural houses where, among other criteria, the specific ground conditions have been shown to be suitable for the construction of a treatment plant and any associated percolation area.

8.4.4 No updated Site Characterisation Form has been provided to confirm the suitability of the site.

8.4.5 I do note, however, the report of the Environmental Health Officer of Wicklow County Council dated 11th December, 2025 who, in acknowledging that the percolation tests failed due to a very high water table, nevertheless considered that as there is an existing dwelling which has a need for wastewater treatment, and that the proposed wastewater treatment system will be an improvement on the current situation. The Area Planner agreed with this, subject to condition. In this regard, I note the provisions of Section 1.3 of the EPA Code of Practice 2021. I do note, however, that the proposed development will result in an increased occupancy on the site from the existing cottage.

8.4.6 It is also apparent that the percolation tests were carried out in late winter.

8.4.7 I further note that the Council did not refuse permission on the basis of the proposed wastewater treatment system.

8.4.8 I also note that the mobile home on site discharges to the existing septic tank.

8.4.9 On balance, and noting the EPA Code of Practice, I am persuaded by the reports of the Council with respect to the proposed wastewater treatment system, in particular that the proposed replacement system will be more acceptable in environmental terms

than the current system, and, therefore, do not recommend a refusal of permission on this basis. A condition requiring details of the wastewater treatment system to be submitted for the agreement of the Planning Authority prior to the commencement of development.

8.5 Unauthorised Development

8.5.1 It is noted that the appellant resides in a mobile home on site and this home connects into the existing septic tank. There appears to be no planning permission for this mobile home. I note the reference in the Area Planner's report that the mobile home may constitute unauthorised development.

8.5.2 However, the current application and appeal relate to alterations and extensions to a house and all associated site works.

8.5.3 It would appear that the mobile home and connection to the existing septic tank is unauthorised and does not form part of this application or appeal. This element is therefore outside the scope of this report and is a matter of enforcement for the Planning Authority.

8.5.4 It is recommended that a condition clarifying the scope of the permission is attached, in the event of a grant of permission.

9.0 AA Screening

9.1. I have considered the development in light of the requirements S177U of the Planning and Development Act 2000 as amended.

9.2. The proposed development site is c. 2.8km to the south-east of the Slaney River Valley SAC (Site Code: 000781).

9.3 The proposed development will consist of alterations and extensions to a house and all associated site works on a site at The Avenue, Tombrean, Carnew, Co. Wicklow.

9.4 No nature conservation concerns were raised in the planning appeal.

9.5 In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on the Slaney

River Valley SAC in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

This determination is based on:

- The modest scale of the works and the nature of the development
- Location - distance from nearest European site and lack of connections

9.6 Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site.

9.7 I conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects.

9.8 Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 Water Framework Directive

10.1 The proposed development site is located in the rural area to the south-west of Carnew town, County Wicklow. The nearest relevant water body is the MINE_020, code IE_SE_12M010600, c. 0.153km to the north-east, the status of which is 'Review'.

10.2 The proposed development will consist of alterations and extensions to a house and all associated site works on a site at The Avenue, Tombrean, Carnew, Co. Wicklow.

10.3 No water deterioration concerns were raised in the planning appeal. I have assessed the proposed development of alterations and extensions to a house and all associated site works on a site at The Avenue, Tombrean, Carnew, Co. Wicklow, and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.

10.4 The reason for this conclusion is as follows:

- The nature and scale of the development proposed.
- Distance from the nearest relevant water body, and the lack of hydrological connections.

10.5 Conclusion

I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

11.0 Recommendation

11.1. I recommend that permission for the proposed development is refused for the following reasons and considerations.

12.0 Reasons and Considerations

Having regard to objectives CPO 6.4, CPO 6.43, CPO 6.44 and CPO 8.18 of Volume 1 of the Wicklow County Development Plan 2022-2028 and the Design Guidelines for Single Rural Dwellings in Appendix 2 of Volume 3 of the Plan, to the vacant, fire-damaged existing dwelling and its state of disrepair, and to the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions below, the proposed development would not seriously injure the residential and visual amenities of the area, and is, therefore, in the interests of the proper planning and sustainable development of the area.

13.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars received by the planning authority on the 28th May, 2026, 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 and the development shall be retained, carried out and completed in accordance with the agreed particulars

Reason: In the interest of clarity.

2. For the avoidance of doubt, and other than what is shown on the plans, particulars and specifications included in the application, this permission shall not be construed as approving any existing development, the nature and extent of which has not been adequately stated in the statutory public notices.

Reason: In the interest of clarity.

3. (a) The wastewater treatment system hereby permitted shall be installed in accordance with the recommendations included within the site characterisation report submitted with this application dated 13th February, 2025 and shall be in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency, 2021.

(b) Treated effluent from the wastewater treatment system shall be discharged to a percolation area/ polishing filter which shall be provided in accordance with the standards set out in the document entitled "Code of Practice - Domestic Waste Water Treatment Systems (Population Equivalent ≤ 10)" – Environmental Protection Agency, 2021.

(c) Within three months of the first occupation of the dwelling, the developer shall submit a report to the planning authority from a suitably qualified person (with professional indemnity insurance) certifying that the septic tank/ wastewater treatment system and associated works is constructed and operating in accordance with the standards set out in the Environmental Protection Agency document referred to above.

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

4. Prior to commencement of development, detailed structural drawings and a construction methodology statement indicating the means proposed to ensure the protection of the structural stability and fabric of the existing dwelling shall be submitted to and agreed in writing with the planning authority.

Reason: In the interest of preserving the architectural integrity and heritage value of the existing dwelling.

5. 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 pollution.

6. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: in the interest of visual amenity and to ensure an appropriate high standard of development.

7. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

Reason: In the interests of visual amenity.

8. The site shall be landscaped, using only indigenous deciduous trees and hedging species in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the establishment of a hedgerow along all side and rear boundaries of the site, and planting of trees along the boundaries of the site.

Any plants which die, are removed, or become seriously damaged or diseased, within a period of five years from the completion of the

development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In order to screen the development and assimilate it into the surrounding rural landscape, in the interest of visual amenity.

9. 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 Bord 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.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

Aiden O'Neill
Planning Inspector

5th October, 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL-501693-WW-26
Proposed Development Summary	Alterations and extensions to a house and all associated site works.
Development Address	The Avenue, Tombrean, Carnew, Co. Wicklow.
IN ALL CASES CHECK BOX / OR LEAVE BLANK	
1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?	☒ Yes, it is a 'Project'. Proceed to Q.2.
	☐ No, No further action required.
(For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
☒ No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	

☒ No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
☐ Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	
4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes ☐	
No ☒	

Inspector: _____

Date: 5th October, 2026