



An  
Bord  
Pleanála

**Board Direction**  
**BD-003502-19**  
**ABP-303693-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/07/2019.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to Town Centre (TC) zoning designation of the area it is considered that the proposed change of use to allow for a single studio apartment is in accordance with the objectives of the Wicklow County Development Plan 2016-2022 and that the addition of a balcony would not be significant in the overall context of the development and so would not be visually incongruous in this designated Architectural Conservation Area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. PlansPartic
2. 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.

3. The proposed studio apartment shall not be used for short term letting (that is, let for any period less than one month's duration) without a separate planning permission for change of use.

**Reason:** In the interests of residential amenity and to permit the planning authority to assess the impact of any short-term letting through the Statutory planning process.

**Board Member**

**Date:** 10/07/2019

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Stephen Bohan