



An
Bord
Pleanála

Board Direction
BD-003607-19
ABP-303808-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/7/2019.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Amend condition number 3 as follows:

The buildings the subject of this permission (as outlined by the red site boundary), Powerscourt House and all adjoining existing buildings and associated water infrastructure shall be held in single ownership and not subdivided.

Reason: In the interest of clarity and orderly development.

Reasons and Considerations

Having regard to the nature and extent of the proposed development within the curtilage of Powerscourt Estate which is a Protected Structure, to the proposals for the proposed development to connect into the privately owned and operated water and wastewater systems within the estate and to the policy objectives of the Wicklow County Development Plan, 2016 – 2022, in particular BH 9 and BH 10 which relate to the protection of all structures on the Record of Protected Structures, and the positive consideration of proposals to improve, alter, extend or change of use of

protected structures to render them viable for a modern use, it is considered that the proposed development would not seriously injure the visual amenities of the area, would not negatively impact on the character and setting of the Protected Structure and would be in accordance with the proper planning and sustainable development of the area.

Board Member:

Date: 19/07/2019

Maria FitzGerald