



An
Bord
Pleanála

Board Direction
BD-010206-22
ABP-310735-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/03/2022.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The Board considered that the proposed change of use of the dwelling permitted under ABP PL.27.243838 (Planning Register Reference 14/1561) from restricted use as a dwelling to use by all classes of persons would undermine the provisions of the Planning Authority's housing and settlement strategies as set out in the Wicklow Development Plan 2016-2022 for the area and would also be contrary to the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005, wherein the site is located within an Area under Strong Urban Influence. The proposed change of use 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 for the change of use and whilst noting the circumstances of the applicant and the fact that the occupancy condition under consideration is due to expire imminently, the Board had regard to the totality of the documentation on the file, to the planning history for the site including planning application ABP307124-20 and to the clear wording of condition 2 of ABP PL.27.243838 and concurred with the conclusions of the planning

authority that the removal of the condition would be contrary to national Guidelines and to the housing and settlement strategies of the Wicklow County Development Plan 2016-2022.

Board Member

Maria FitzGerald

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Date: 09/03/2022