

An  
Bord  
Pleanála

**Board Direction**  
**BD-014436-23**  
**ABP-314730-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/11/2023.

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

### **Reasons and Considerations**

Having regard to

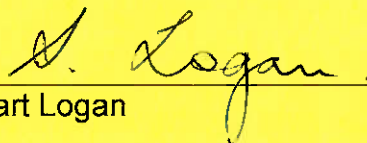
- Objective CPO 5.6 of the Wicklow County Development Plan 2022-2028 '*To seek funding and focus new investment into the core of towns and villages in order to reverse decline, foster resilience and encourage new roles and functions for streets, buildings and sites within towns and villages*'
- the *Town and Village Regeneration & Rejuvenation Priorities* for Blessington identified within Objective CPO 5.6 related to the regeneration of the town centre including increased economic opportunities

it is considered that the proposed development, by virtue of its excessive scale, location distant from the town centre of Blessington which is identified as requiring regeneration and development, the removal of existing tourist facilities on the site and the non-ancillary nature of the proposed development relative to the established tourist-related facility at this site, would contravene the objectives of the Wicklow County Development Plan 2022-2028. The proposed development would therefore seriously injure the established amenities of the area and be contrary to the proper planning and development of the area.

Note:

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted the existing restaurant/coffee shop facilities present at the Avon Ri centre site and considered that there was sufficient existing permitted provision for catering services appropriate for the recreational centre.

Board Member

  
Stewart Logan

Date: 06/11/2023