

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Wicklow County

Planning Register Reference Number: 16/833

An Bord Pleanála Reference Number: PL 27.247380

APPEAL by Michelle Salley care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 8th day of September, 2016 by Wicklow County Council to refuse permission.

PROPOSED DEVELOPMENT: Change of use (removal of condition Section 47 of the Planning and Development Act, 2000 in relation to planning reference 11/4589) from restricted use as a dwelling to use by all classes of persons, at Sleanaglogh, Ashford, County Wicklow.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

The removal of condition number 4 of permission granted under planning register number 11/4589 would undermine the provisions of the planning authority's settlement strategy, as set out at Section 4 (and Objective HD23 in particular) of the current Development Plan 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.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2017.