



An  
Bord  
Pleanála

**Board Order  
PL 27.248510**

---

**Planning and Development Acts 2000 to 2017**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 17/218**

**Appeal** by Billy Cullen care of Dean Design of The Millhouse, Dunleckney, Bagenalstown, County Carlow against the decision made on the 20<sup>th</sup> day of April, 2017 by Wicklow County Council to refuse permission for the proposed development.

**Proposed Development:** Retention of change of use of existing stable to use as living accommodation associated with the “stable hands” accommodation, retention of dormer window and single storey extension to same as constructed and planning permission for connection to public mains services together with all ancillary site works and services at Lathaleere, Baltinglass, County Wicklow.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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**

Having regard to the nature and extent of the proposed development relating to the conversion of a long-established structure to residential use in the countryside and to the provisions of Objective HD25 of the Wicklow County Development Plan 2016-2022, which supports the conversion of such structures to residential use, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought and the proposed development would provide a satisfactory standard of accommodation for occupiers of the property, would be in accordance with the provisions of the Wicklow County Development Plan 2016-2022 and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out, completed and retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

2. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

3. The chimney shall be finished in a smooth painted render to match the render finish on the retained extension.

**Reason:** In the interests of residential and visual amenity.

4. 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 within three months of the date of this order 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.

---

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

**Dated this      day of      2017**