

## Board Order PL 27.249236

Planning and Development Acts 2000 to 2017 Planning Authority: Wicklow County Council Planning Register Reference Number: 17/759

**Appeal** by God's Cottage Charitable Trust care of Marston Planning Consultancy of 23 Grange park, Foxrock, Dublin against the decision made on the 17<sup>th</sup> day of August, 2017 by Wicklow County Council to refuse permission to the said God's Cottage Charitable Trust.

**Proposed Development:** Renovation of an existing stone saw mill annexe building, damaged by fire. The renovations will include the refurbishment of all existing enclosing stone walls, the provision of replacement roof, the provision of new south east facing wall and other internal alterations, the application includes for a change of use (re-purpose) of the former saw mill annex building into two studio guest apartments, the application is made concurrently with planning register reference number 17597; all at site at Sevenchurches or Camaderry, Glendalough, County Wicklow.

## Decision

REFUSE permission for the above proposed development in accordance with 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 proposed development comprises the partial redevelopment and change of use of a saw mill annexe building which forms part of a larger historic complex including a walled courtyard and main saw mill building. Notwithstanding the acceptability of the proposed development in principle, it is considered that, in the absence of an overall layout plan and development strategy for these adjacent lands and structure (which would determine the need for the co-ordinated provision of an effluent treatment system, car parking and hard and soft landscaping proposals), the proposed development would represent a piecemeal approach to the sustainable development of the site. It is considered that the proposed development 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

2018