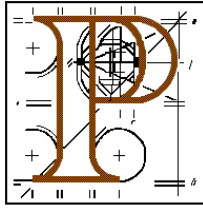


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

**Wicklow County**

**Planning Register Reference Number: 17/1118**

An Bord Pleanála Reference Number: ABP-300362-17

**APPEAL** by Michelle Salley of Sleanaglogh, Ashford, County Wicklow against the decision made on the 8<sup>th</sup> day of November, 2017 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 register reference number 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 the permission granted under planning register reference 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 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                      2018.**