



Planning and Development Acts 2000 to 2018

Planning Authority: Wicklow County Council

Planning Register Reference Number: 17/1010

Appeal by Colin Horan care of Ess Gee Consultants of 1 Southern Gardens, Kilkenny Road, Carlow against the decision made on the 6th day of April, 2018 by Wicklow County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Change of use from bookmaker's office/residential to two self catering guest rooms, changes to the front elevation including altering the openings and changing the front façade from plaster to stone and erection of a hotel sign together with all associated site works at Market Square, Tinahely, County Wicklow.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 3 and the reason therefor.

Reasons and Considerations

Having regard to the zoning objective for the area as set out in the Tinahely Town Plan 2016 – 2022, the established pattern of development in the area, the location of the site within the Tinahely Architectural Conservation Area and the nature, scale and design of the proposed development, it is considered that having regard to the criteria set out in Section 7.3 of the Development Management Guidelines for Planning Authorities, 2007, it is considered that condition number 3 is not warranted.

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.

Paul Hyde

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

Dated this day of 2018.