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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 18/372**

**Appeal** by Teresa O'Connor of Stella Maris, Church Hill, Wicklow and by John and Rita McAuley of Kilbowie House against the decision made on the 26<sup>th</sup> day of June, 2018 by Wicklow County Council to grant subject to conditions a permission to Misty Coft Limited care of Douglas Wallace Consultants of 1 Grantham Street, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Change of use from an 11-bedroom residence/bed and breakfast guesthouse to a residential children's care centre at River Lodge, Church Hill, Wicklow Town.

**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 planning history of the site, the past use of the site, and the location close to the main amenities of Wicklow Town Centre, it is considered that, subject to compliance with the conditions set out below, the proposed change of use from bed and breakfast facility to a residential children's care centre would be in accordance with the zoning objectives for the area, would not seriously injure the amenities of the area and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted to the planning authority on the 15<sup>th</sup> day of June, 2018, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

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

2. The maximum number of children to be accommodated within the facility at any one time is six.

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

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

**Dated this            day of            2018.**