



An  
Bord  
Pleanála

**Board Order**  
**ABP-302984-18**

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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 18/442**

**Appeal** by Noel Heatley care of Michael Connolly Architects of 15 Yachtsmans Point, Dunbur, Wicklow Town, County Wicklow against the decision made on the 17<sup>th</sup> day of October, 2018 by Wicklow County Council to grant subject to conditions a permission to Ken Fennell care of O'Carroll Fitzgerald Project and Commercial Management Limited of Unit 19, Charleville Town Centre, Charleville, County Cork in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Change of use of existing crèche facility to a dwelling together with all associated site works at 5 Pebble Bay, Friars Hill, Wicklow Town, 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 condition 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 provisions of the Wicklow Town – Rathnew Development Plan 2013 – 2019, specifically the residential zoning objective for the site, the nature and extent of the proposed development and the planning history, it is considered that, subject to compliance with the condition set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity 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.

## Condition

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application.

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

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**Dave Walsh**

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

**Dated this            day of            2019.**