

Board Order ABP-302988-18

Planning and Development Acts 2000 to 2018 Planning Authority: Wicklow County Council Planning Register Reference Number: 18/443

Appeal by Noel Heatley care of Michael Connolly Architects of Unit C4 Wicklow Enterprise Centre, The Murrough, Wicklow Town against the decision made on the 17th day of October, 2018 by Wicklow County Council to grant subject to conditions a permission to Ken Fennell care of OCFPM 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 13 Saunders Lane, Rathnew, 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

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.

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

Dated this day of 2019.