



Planning and Development Acts 2000 to 2019

Planning Authority: Wicklow County Council

Planning Register Reference Number: 19/402

Appeal by Arklow Credit Union care of Frank Ó Gallachóir and Associates of 94 Rathdown Park, Greystones, County Wicklow against the decision made on the 31st day of May, 2019 by Wicklow County Council to grant subject to conditions a permission to Altura Credit Union Limited care of Thomas Fortune of Clonattin, Gorey, County Wexford in accordance with plans and particulars lodged with the said Council:

Proposed Development: Change of use from an antique shop to a Credit Union office. Permission is also sought for changes to elevations of the building, to include a replacement slated roof, the installation of ATM machine to front elevation and minor changes to the rear elevation, all at Ferrybank, Arklow, 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 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

The proposed development is located in an area zoned for town centre uses in the Arklow and Environs Local Area Plan 2018-2022, where town centre uses, including retail, commercial, office and civic uses, are acceptable in principle. Having regard to the established retail use on site, to the relatively modest scale of the proposed development and subject to the conditions set out below, it is considered that the proposed development would not endanger public safety by reason of traffic hazard, would be in accordance with the zoning objective for the site as set out in the current Local Area Plan and 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, 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. Details of proposed shopfront and signage shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

3. No external security shutters shall be erected within the site and/or premises, unless authorised by a further grant of planning permission. Details of all internal shutters shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

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

Dated this day of 2019