



Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 22/792

APPEAL by Good Pasture Productions Limited (trading as The Avon) care of McGill Planning of 22 Wicklow Street, Dublin against the decision made on the 5th day of September, 2022 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: Change of use from tennis court and car parking to an area for the parking of vehicles where food is served from mobile vehicles. Retention permission is also sought for an outdoor wooden bar area and all landscaping, boundary treatment and all ancillary works at Blessington Lakeshore, Burgage, Blessington, County Wicklow.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to: -

- (a) Objective CPO 5.6 of the Wicklow County Development Plan 2022-2028 which is 'to seek funding and focus new investment into the core of towns and villages in order to reverse decline, foster resilience and encourage new roles and functions for streets, buildings and sites within towns and villages', and
- (b) the Town and Village Regeneration and Rejuvenation Priorities for Blessington identified within Objective CPO 5.6 related to the regeneration of the town centre including increased economic opportunities,

it is considered that the proposed development, by virtue of its excessive scale, location distant from the town centre of Blessington which is identified as requiring regeneration and development, the removal of existing tourist facilities on the site and the non-ancillary nature of the proposed development relative to the established tourist-related facility at this site, would contravene the objectives of the Wicklow County Development Plan 2022-2028. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted the existing restaurant/coffee shop facilities present at the Avon Ri centre site and considered that there was sufficient existing permitted provision for catering services appropriate for the recreational centre.

Stewart Logan



Stewart Logan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *21* day of *November* 2023.