



An
Bord
Pleanála

Board Order ABP-316111-23

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 22/1405

Appeal by Liam Carroll care of Whyte Planning Consultants Limited of Great Connell, Newbridge, County Kildare against the decision made on the 24th day of February, 2023 by Wicklow County Council to refuse permission.

Proposed Development: Demolition of existing derelict agricultural style buildings (three number) to allow for the construction of one number detached two-storey house, single storey domestic garage and connection to foul sewer and all associated site works, all at Main Street, Blessington, County Wicklow.

Decision

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

Reasons and Considerations

Having regard to the Wicklow County Development Plan 2022-2028, and to the site location within the town centre of Blessington, designated as a large growth town in which net densities of less than thirty dwellings per hectares should be discouraged, it is considered that the proposed development would be contrary to stated policy as it would fail to deliver a high-quality sustainable development appropriate to the town centre location where transport facilities and services are available. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Patricia Calleary

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Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *6* day of *March* 2024.

