



Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 24/60035

APPEAL by Matthew Aquilina of 141 Old College Street, Sliema, SLM1375, Malta, Europe against the decision made on the 19th day of March, 2024 by Wicklow County Council to refuse permission for the proposed development.

Proposed Development: Retention permission for change of use from residential to short-term letting use and associated works at 11 Avoca Wood, Avoca, County Wicklow.

Decision

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

Reasons and Considerations

The proposed retention for a change of use from residential use to short-term letting use would be contrary to policy CPO5.33 of the Wicklow County Development Plan which seeks to protect existing housing stock from any proposal that would undermine the provision of housing in the county. The proposed material change of use of a dwelling in a rent pressure zone would seriously injure the residential amenities of the adjoining residential area and would, therefore, be contrary to the vision and objectives of the Wicklow County Development Plan for secondary zones in Level 6 settlements. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

Member of An Bord Pleanála

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

Dated this 31st day of March 2025.

