



An
Bord
Pleanála

Board Order
ABP-320805-24

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 24287

APPEAL by Greencross Investments Limited care of Alphaplan Design of Suite 14, Block 1, Broomhill Business Park, Rathnew, County Wicklow against the decision made on the 19th day of August, 2024 by Wicklow County Council to refuse permission.

Proposed Development: Retention of change of use from domestic to short-term letting of a dwelling and associated works, to 3 Riverwalk, Bachelor's Walk, Wicklow Town, 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 the provisions of the Wicklow County Development Plan, 2022-2028, and in particular Objective CPO 6.33 which seeks to protect the existing housing stock to meet housing demand, and which requires that any proposal for short-term letting should provide a detailed justification for the proposed use, and demonstrate to the satisfaction of the planning authority that any proposals do not undermine the provision of housing, and that there is a sufficient supply of rental properties available for longer term rental in the area, the Board considered that the development proposed to be retained, would by itself, and by the precedent which would be set by a grant of retention permission, be contrary to the proper planning and sustainable development of the area.

The Board also considered that the introduction of short-term letting along this terrace has the potential to have a negative impact on the establishment of neighbourhood structures which would be contrary to the residential zoning of the site and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Rose McGovern

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 20 day of February 2025.