



An
Bord
Pleanála

Board Order ABP-321467-24

Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 24/386

Appeal by Napier Ventures Limited care of MacCabe Durney Barnes of 20 Fitzwilliam Place, Dublin against the decision made on the 19th day of November, 2024 by Wicklow County Council to refuse permission.

Proposed Development: Change of use from creche to dwellinghouse permitted under planning register reference number 15/1307 and An Bord Pleanála reference number PL 27.248401 as extended by planning register reference number 22/540. The development will consist of the change of use and internal alterations, and omission of external boiler area of a childcare facility to a four-bedroom two-storey dwellinghouse, all associated site development works, including two number car parking spaces, all on a site of circa 0.0387 hectares at Bellevue Hill, Delgany, County Wicklow.

Decision

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

Reasons and Considerations

Having regard to the Childcare Facilities Guidelines for Planning Authorities (2001), the Wicklow County Development Plan 2022-2028, the Greystones Delgany Kilcoole Local Area Plan 2013-2019 and the Childcare Demand Analysis submitted with the planning application, it is considered that the proposed development for a change of use of the permitted creche would result in the unacceptable loss of social infrastructure for a new residential area and would be contrary to Objectives CPO 7.28 and CPO 7.29 (Childcare & Preschool) of the Wicklow County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

Member of An Bord Pleanála

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

Dated this 16th day of April 2025.