

An
Coimisiún
Pleanála

Commission Order
ACP-323714-25

Planning and Development Act 2000, as amended

Planning Authority: Wicklow County Council

Planning Register Reference Number: 25/60511

Appeal by Teresa O'Connor against the decision made on the 27th day of August, 2025 by Wicklow County Council to grant subject to conditions a permission to Wellswort Limited care of PJ Sutton in accordance with plans and particulars lodged with the said Council.

Proposed Development: As-constructed rear bedroom extension, and a proposed change of use of the entire dwelling "Roseville" to provide for short-term tourist accommodation. The development consists of the retention/change of use of an as-constructed single storey, rear, ground floor, bedroom extension (circa 40 square metres), the proposed change of use of the entire Roseville dwelling (circa 307 square metres) to a nine number bedroom guesthouse providing short-term letting as tourist accommodation, all this together with associated site development works, all at Roseville, Church Street, Wicklow Town, County Wicklow.

Decision

GRANT permission for the above development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the provisions of the Wicklow County Development Plan 2022-2028, the Wicklow Town-Rathnew Local Area Plan 2025, and relevant government guidance, it is considered that, subject to compliance with the conditions set out below, the proposed change of use from residential to short-term tourist accommodation would be acceptable owing to the site's Town Centre location, existing connections to public infrastructure, proximity to public transportation, historic character, and neutral impact on the long-term residential rental market. The Commission noted that the applicant has not provided an assessment of the impact of the proposal on the supply of long-term rental; however, based on the totality of the facts of the case the Commission is satisfied that the change of use is justified and will not undermine the provision of housing. Having regard to the nature, scale and design of the existing rear extension, it is considered that the development proposed to be retained and the proposed development would not negatively impact on the character of the dwelling or the surrounding area, would not significantly impact on residential amenities, and would, therefore, be in accordance with the proper planning and sustainable development of the area.



Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Within three months of the date of this Order, the developer shall enter into a legal agreement with the Planning Authority under Section 47 of the Planning Act 2000, as amended, specifying that:
 - (a) The short-term letting unit may only be used for tourism purposes and shall not be allowed to be used as a permanent residence.
 - (b) The entire development, including all buildings and the lands outlined in red on the Proposed Site Layout Plan received by the planning authority on the 8th day of July, 2025, shall be held in single ownership and shall not be subdivided.
 - (c) The unit shall be available for short-term letting only of a maximum duration of four weeks. This agreement shall be registered as a burden against this site in the Land Registry within three months of the date of this Order.

Reason: To regulate the use of the development and to comply with Objective CPO 11.14 of the Wicklow County Development Plan 2022-2028.

3. Nine number safe and secure bicycle parking spaces shall be provided within the site. Details of the layout and marking demarcation of these spaces shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure that adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation.

4. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

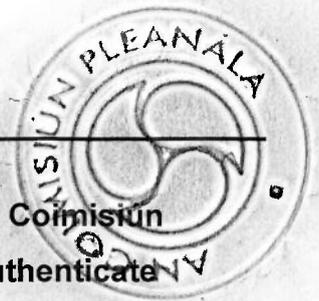
5. The developer shall pay to the planning authority a financial contribution in respect of the Wicklow Port Access and Town Relief Road in accordance with the terms of the Supplementary Development Contribution Scheme made by the planning authority under section 49 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Supplementary Development Contribution Scheme made under section 49 of the Act be applied to the permission.



Mary Henchy

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 4th day of February 2026.